

# Town & Country

Estate & Letting Agents



**Pendle Treflach Road, Trefonen, SY10 9DZ**

**Offers In The Region Of £425,000**

WITH NO ONWARD CHAIN!! Nestled on the outskirts of the charming village of Trefonen, this impressive dormer detached bungalow offers a perfect blend of spacious living and period character. With five well-proportioned bedrooms, this large family home provides ample accommodation for both relaxation and entertaining. The property boasts two inviting reception rooms, ideal for family gatherings or quiet evenings in. One of the standout features of this residence is its far-reaching views, which can be enjoyed from various vantage points throughout the home. The sought-after location not only enhances the appeal of the property but also offers a sense of community and tranquillity. The bungalow is complemented by two well-appointed bathrooms, ensuring convenience for the entire family. Outside, the property benefits from a double garage and parking space for up to six vehicles, making it perfect for families with multiple cars or guests. The good-sized gardens provide a wonderful outdoor space for children to play, gardening enthusiasts, or simply enjoying the fresh air. This delightful home, with its blend of modern living and period charm, is a rare find in Trefonen. It presents an excellent opportunity for those seeking a spacious family residence in a picturesque setting. Do not miss the chance to make this exceptional property your own.



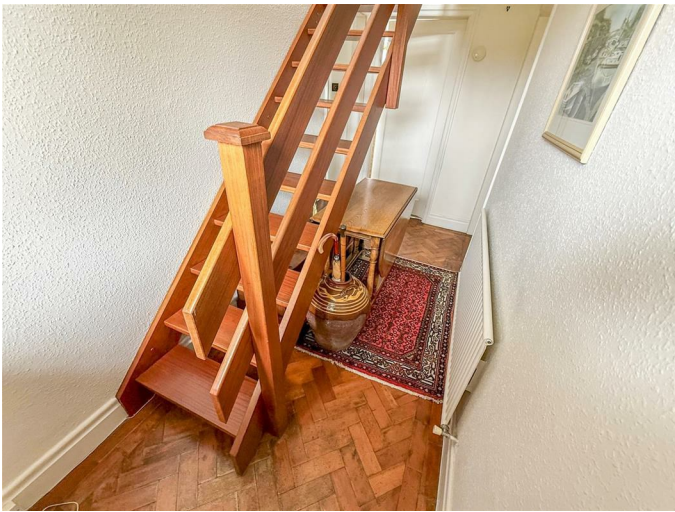
## Directions



From our Willow Street office proceed out of town before turning left onto Welsh Walls. Follow the road round and turn right at the junction onto Upper Brook Street. Continue along and straight ahead at the mini roundabout onto Trefonen Road. Proceed along this road and into the village of Trefonen. Follow the road out of Trefonen towards Trefflach where the driveway to the property will be found on the left hand side just before the turning to New Well Lane on the right.

## Accommodation Comprises

### Hallway



The hallway has a part glazed door and side panel to the front with decorative stained glass, radiator, parquet flooring, stairs leading to the first floor, telephone point and doors leading to the inner hall, lounge and the snug.

## Additional Photo



### Lounge 13'7" x 13'6" (4.15m x 4.14m)



A good sized, bright room having a window to the front with good views and stained glass detailing, a window to the side, radiator, coved ceiling and a focal open fireplace with a stone hearth.

### Windows





**Snug 10'0" x 9'7" (3.05m x 2.93m)**



The snug is a versatile space having a window to the rear with stained glass overlooking the fields, a radiator, built in alcove cupboards with glazed doors and a door leading through to the kitchen.

**Kitchen/ Breakfast Room 15'7" 9'9" (4.76m 2.98m)**



The spacious kitchen/ breakfast room has a window to the front with great views, fitted base and wall units with work surfaces over, stainless steel sink, cooker space, tiled flooring, part tiled walls, space for a fridge and a glazed door leading to the rear lobby.

**Rear Lobby**

The rear lobby has a tiled floor, part glazed door to the rear garden with window and a glazed door leading to the utility.

**Utility 15'1" x 6'9" (4.62m x 2.07m)**



The utility has a tiled floor, a window to the rear, stainless steel sink, space for appliances and a door leading to the garage.

**Inner Hallway**

The inner hallway has doors leading to the three bedrooms and the bathroom.

**Bedroom Three 8'6" x 6'7" (2.60m x 2.02m)**



The bedroom is currently used as a study and has a window to the front with stained glass and a radiator.



**Bedroom One 13'6" x 11'6" (4.13m x 3.53m)**



A good sized double bedroom having a window to the front with stained glass, coved ceiling and a radiator.

**Bedroom Two 11'7" x 9'6" (3.54m x 2.92m)**



Another good sized double bedroom having a window to the side with stained glass, coved ceiling and a radiator.

**Family Bathroom 7'2" x 6'6" (2.19m x 2.00m)**



The family bathroom has a window to the rear with stained glass, panelled bath with a Triton electric shower, wash hand basin, low level w.c, radiator, vinyl flooring, fully tiled walls and an airing cupboard with hot water tank and shelving.

**To The First Floor**

The first floor has a window to the front on the stairs and doors leading to the two first floor bedrooms and the cloakroom.

**Bedroom Four 16'0" x 11'6" (4.90m x 3.52m)**



The fourth bedroom is L shaped and has a window to the front with far reaching views, radiator and built in eaves storage.



### Bedroom Five 11'6" x 8'1" (3.53m x 2.47m)



The fifth bedroom has a window to the front with great views, radiator and built in eaves storage.

### Cloakroom

The cloakroom has a velux window to the rear, wash hand basin, low level w.c., radiator and vinyl flooring.

### To The Outside



### Front Elevation



### Driveway and Garage



Double wrought iron gates lead onto the driveway which provides parking for several vehicles and leads to the house and the double garage.

### Gardens



The well maintained gardens are a great size and have lawned and shrubbed areas with well stocked flower beds and rockeries. There is a further garden area to the side with a 'secret' garden area overlooking the fields to the rear. Pathways lead around the property with views from the rear over open countryside.



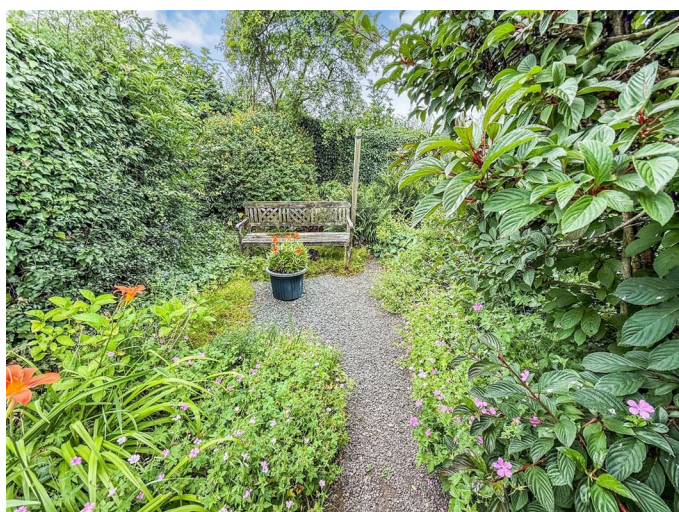
**Additional Photo**



**Additional Photo**



**Additional Photo**



**Aerial View**



**Views From The House**



**Additional Photo**



### **Town and Country Services**

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional



Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **To Make an Offer**

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### **To Book a Viewing**

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### **Tenure/Council Tax**

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band D.

### **Services**

The agents have not tested the appliances listed in the particulars.

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Hours Of Business**

Our office is open:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 2.00pm

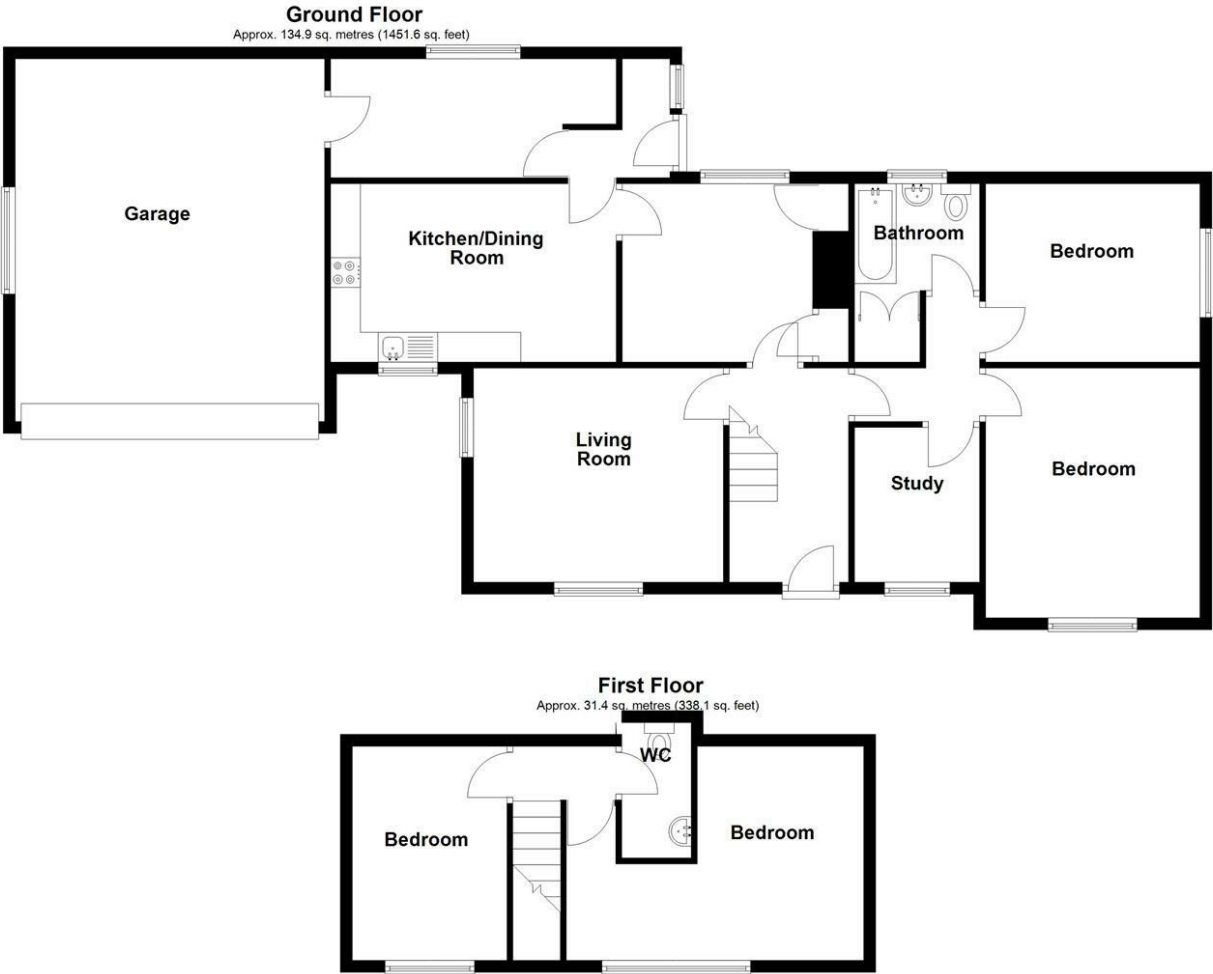
### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most

satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

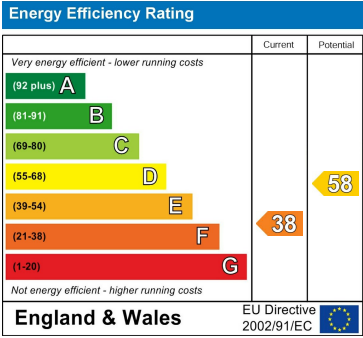
Floor Plan



Area Map



Energy Efficiency Graph



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