

# Town & Country

Estate & Letting Agents



**6 Onnen Gardens, Trefonen, SY10 9FA**

**Offers In The Region Of £575,000**

WITH NO ONWARD CHAIN!! Nestled in the charming village of Trefonen, Oswestry, this beautiful detached family home on Onnen Gardens is a true gem. Built in 2004 and the current owners being the only occupants, the property boasts an immaculate condition, making it an ideal choice for those seeking a modern and well-maintained residence. With five spacious bedrooms, this home provides ample space for families of all sizes. The three well-appointed bathrooms ensure convenience and comfort for all residents and guests. The property features three inviting reception rooms and a large family kitchen, perfect for entertaining or enjoying quiet family time. The sought-after location of Trefonen offers a delightful community atmosphere, with local amenities and picturesque surroundings. Additionally, the property includes parking for up to six vehicles, providing plenty of space for family and visitors alike. This stunning home is not just a place to live; it is a sanctuary where cherished memories can be made. If you are looking for a spacious, modern family home in a desirable area, this property is certainly worth viewing.

## Directions

From our Oswestry office proceed up Willow Street and turn left onto Welsh Walls. Follow the road along to the T junction. Turn right onto Upper Brook Street which leads onto the Trefonen Road. Proceed out of town until reaching Trefonen. On entering the village turn right onto Chapel Lane and then first left onto Whitridge Way. Turn left onto Onnen Gardens where the property will be found on the right hand side in the top corner.

## Accommodation Comprises

### Porch

The property has steps that lead up to the porch entrance of the property with outside lighting.

### Hallway 12'10" x 11'6" (3.92m x 3.51m)



The spacious, bright hallway is entered via a part glazed door to the front with side panels. There is a coved ceiling, radiator and built-in under stairs cupboard. Stairs lead off to the first floor and doors lead to the cloakroom, study, lounge, dining room and the kitchen.

### Cloakroom



The cloakroom is fitted with a wall mounted wash hand basin, WC, part tiled walls, radiator and a window to the side.

### Lounge 20'8" x 11'6" (6.31m x 3.53m)



This large spacious room has a square bay window to the front of the property, large feature inglenook fireplace with inset log burning stove and oak beam over. French doors lead into the rear garden and there is a window to the side. The ceilings are coved and there is a TV point and wall lights. Double doors lead through to the dining room.

### Additional Photo



**Dining Room 12'10" x 10'2" (3.93m x 3.12)**

A very versatile room ideal for a number of uses having a window to the rear, coved ceiling and a radiator.

**Study 11'9" x 9'5" (3.60m x 2.89m )**

The study is another versatile space having a window to the front aspect, radiator, coved ceiling and telephone point.

**Kitchen/ Breakfast Room 11'8" x 15'7" (3.58m x 4.76m )**

The good sized family kitchen comprises a range of wall and base units with work top over, tiled surround, 1 1/2 bowl ceramic sink with mixer tap over, integral fridge/freezer and dishwasher, display cupboard cabinets, spotlights to the ceiling and tiled floor throughout. There is space for a range cooker and Belling extractor hood over. A window to the rear overlooks the garden along with French doors that lead out to the patio area. A door also leads through to the utility.

**Additional Photo**

**Utility 7'11" x 5'10" (2.43m x 1.80m)**



The utility room has space and plumbing for a washing machine and dryer, stainless steel sink and drainer unit with mixer tap over, tiled floor and part glazed door out to the side. There is a wall mounted boiler and a radiator.

#### **First Floor Landing**



The property has a feature galleried landing with access to the roof space via hatch. There is an airing cupboard off housing the hot water tank, a window to the front and doors leading to the bedrooms and the bathroom.

**Bedroom One 11'11" x 12'4" (3.64m x 3.77m)**



A good sized double bedroom with a window to the front aspect with views over the countryside, archway into the dressing room area and radiator.

#### **Dressing Room 7'10" x 3'3" (2.39m x 1.00m)**



The dressing room has a range of floor to ceiling fitted wardrobes with shelving and hanging rails, a window to the rear and a radiator. A door leads through to the en suite.

### En Suite 8'10" x 5'2" (2.71m x 1.58m )



The en suite is fitted with a panel bath with mixer tap over, separate double shower cubicle with an 'Aqualisa' electric shower over, wash hand basin, WC and bidet. The walls are part tiled and the floor has a vinyl covering. There is a radiator, window to the rear aspect and extractor fan.

### Bedroom Two 12'8" x 12'1" (3.88m x 3.69m )



The second double bedroom has a range of fitted floor to ceiling wardrobes offering lots of storage, linen cupboard off, window to the rear, radiator and a door leading to the second en suite.

### En Suite 5'1" x 3'6" (1.56m x 1.09m)



The second en suite has a window to the side, WC, wash hand basin and double shower with Triton electric shower over. There are part tiled walls and vinyl flooring, shower point, extractor fan and a radiator.

### Bedroom Three 10'10" x 10'7" (3.31m x 3.25m)



The third double bedroom has a window to the rear, radiator and built in double wardrobe.

#### **Bedroom Four 11'8" x 9'2" (3.58m x 2.80m )**



The fourth bedroom has a window to the front, radiator and built in double wardrobe.

#### **Bedroom Five 6'10" x 12'9" (2.10m x 3.90m )**



The fifth bedroom has a window to the front, radiator and built in double wardrobe.

#### **Family Bathroom 7'3" x 8'10" (2.22m x 2.71m )**



The family bathroom comprises a panel bath with mixer tap and shower head attachment, WC, wash

hand basin and separate shower cubicle with Aqualisa electric shower. Part tiled walls, shaver point, a window to the side, vinyl flooring and extractor fan.

#### **To The Outside**



The property is accessed over a double width tarmacadam driveway that leads to the double garage. The garden is mainly laid to lawn with fenced boundaries. A gate and path at the side gives access to the rear garden.

#### **Double Garage 18'2" x 17'6" (5.55m x 5.35m)**



There is a detached double garage with two up and over doors, power and lighting, eaves storage, personal door to the side and an electric charging point on the outside wall.

## Rear Gardens



To the rear, there is a fully enclosed private rear garden with patio area perfect for entertaining along with a lawned area. The garden has panel fencing and raised beds to the back. A gravelled area also lies to the back of the garage and around the side of the property giving good storage space.

## 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, 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 F.

## 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

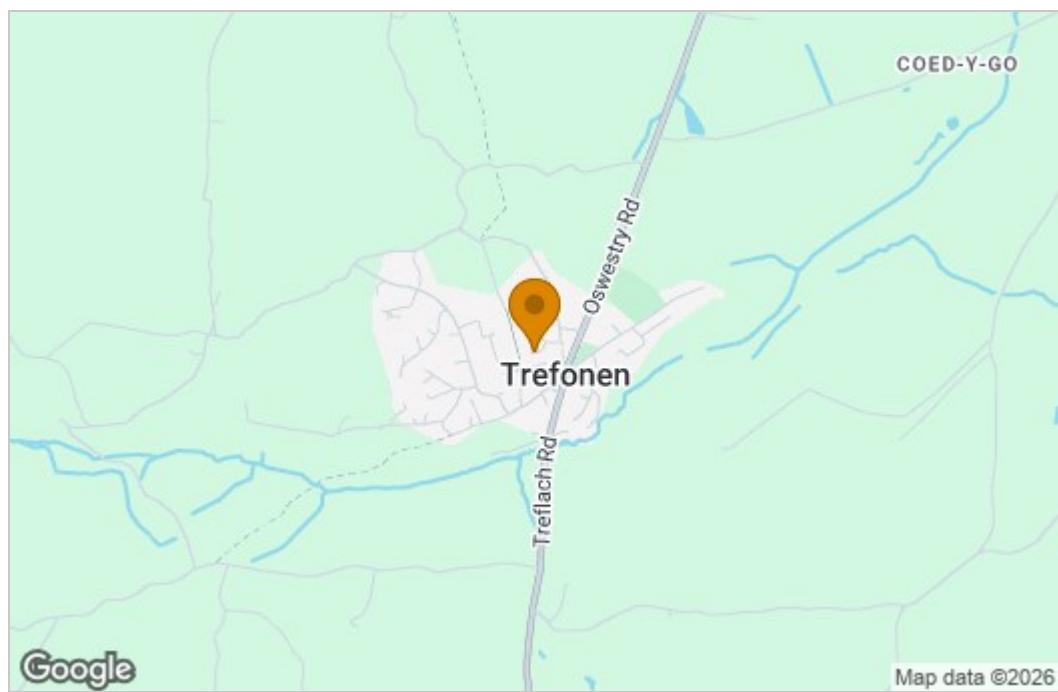
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

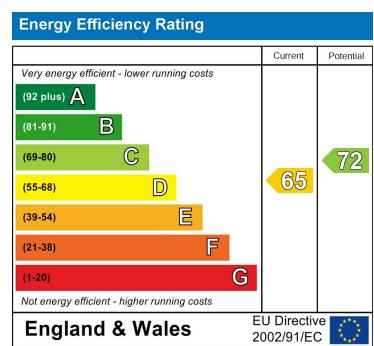
## Floor Plan



## Area Map



## Energy Efficiency Graph



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