Town & Country

Estate & Letting Agents









2 Rhyd Galed, Gobowen, SY11 3NY

Asking Price £279,500

WITH NO ONWARD CHAIN!! A well-proportioned two double-bedroom detached bungalow situated on the outskirts of the popular area of Gobowen, offering a great opportunity for buyers looking for a lovely location and a great family home. The accommodation includes a spacious open-plan lounge and dining room, providing a versatile living space ideal for both everyday living and entertaining. The bungalow also benefits from a well appointed kitchen, two double bedrooms, and a family bathroom.

Externally, the property features a good-sized enclosed rear garden, complete with a patio area and a well-established lawn with mature shrubs, creating a pleasant and private outdoor space. To the front, a driveway provides ample off-road parking for several vehicles and leads to a garage, adding further convenience. This property presents a fantastic opportunity to create a lovely home in a desirable location and not to be missed.

Directions



From our Oswestry office take the Gobowen road out of town. On reaching the roundabout, take the second left towards Gobowen. On entering the village proceed to the roundabout take the first immediate sharp left onto Old Chirk Road. Proceed on this road and turn left after approximately 200 metres. Turn right and proceed along where Rhyd Galed will be observed on the right hand side identified by our for sale board.

Porch



The canopy porch has lighting and leads to the front door.

Hallway



The porch has a part glazed door to the front, a window to the front, a radiator and a door leading into the lounge/dining room.

Lounge/Dining Room 22'0" x 19'5" (6.71m x 5.94m)



The large open plan lounge/dining room has a window to the front, a window to the side and French doors to the side leading to the rear garden. There is a inset gas fire with wood surround and tiled hearth, two radiators and a door leading to the kitchen and a door leading to the inner hallway.

Additional Photo



Additional Photo



Additional Photo



Kitchen 9'10" x 9'10" (3.00m x 3.02m)



The kitchen has fitted wall and base units with work surfaces over, a one and a half sink bowl with mixer tap over, an integrated double whirlpool electric oven/grill, a four ring gas hob and extractor fan. With an integrated fridge/freezer, space for a washing machine and space for a dishwasher, part tiled walls and tiled floor. There is a window to the side, a radiator and an Ideal gas boiler. A door leads out onto the driveway.

Additional Photo



Inner Hall

The inner hall has doors leading to the bedrooms and bathroom, a loft hatch and an airing cupboard with a tank and additional shelving.

Bedroom One 9'10" x 14'1" (3.001m x 4.30m)



Bedroom one is a good sized double and has a window to the side, a window to the rear overlooking the gardens, a radiator and range of fitted wardrobes, drawers and units.

Additional Photo



Bedroom Two 11'9" x 9'10" (3.60m x 3.01m)



The second double bedroom has a window to the rear overlooking the garden, a radiator and fitted wardrobes.

Bathroom 8'1" x 6'5" (2.48m x 1.97m)



The bathroom has a wash hand basin, a w/c and a shower cubicle with mains powered shower over. There is a window to the side, part tiled walls, tiled floor, heated towel rail, spotlights and an extractor fan.

To the Front



At the front of the property is a paved pathway leading to the porch, with raised flowered beds and a driveway with wrought iron gates to the side of the property leading down to the garage with parking for several cars.

To the Rear



The garden is another great feature of this property and enjoys great privacy. Having a patio area with stone wall surround, steps leading to the lawned and shrubbed gardens, a fence boundary, a shed and a summer house. gates to both sides lead to the front of the property.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Driveway



Garage



The single detached garage has an up and over door with power and lighting.

Solar panels



The property also has the benefit of a solar panel installation.

View To The Front



The property sits in a small private cul de sac and enjoys an open aspect to the front.

Hours Of Business

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

Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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 C.

To Book a Viewing

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

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.

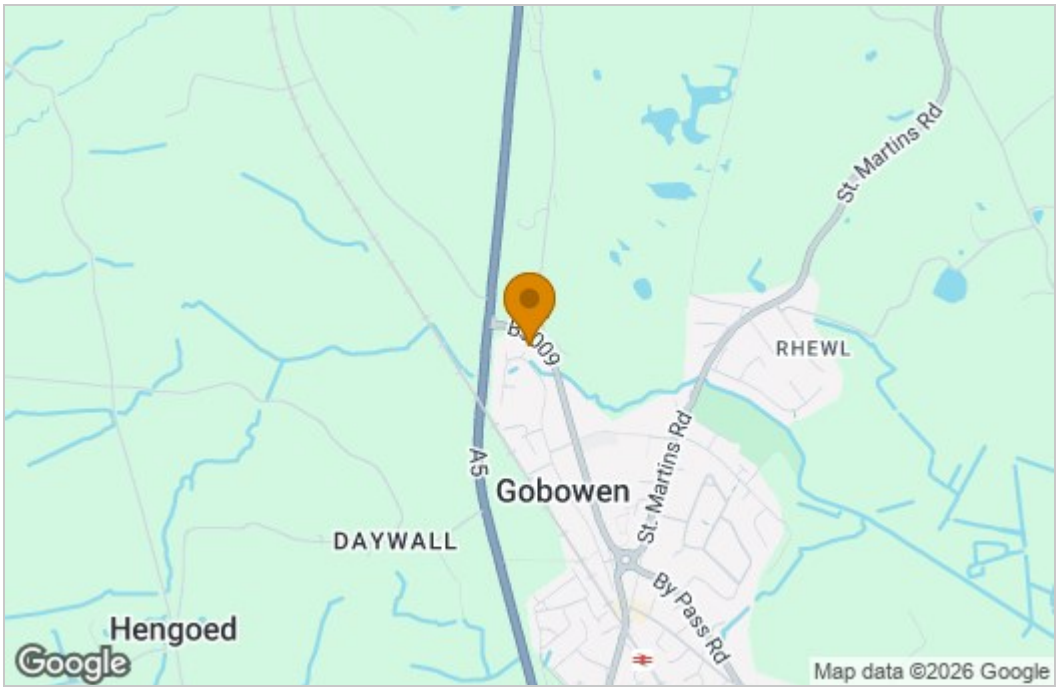
Town and Country Services

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, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

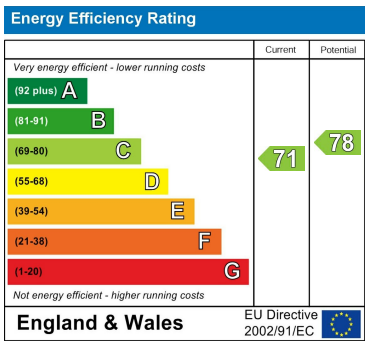
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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