Town & Country

Estate & Letting Agents









28 Pen Y Cae Avenue, Gobowen, SY10 7UD

Offers In The Region Of £395,000

Situated in a tucked-away position at the end of a quiet cul-de-sac, this delightful detached family home offers an excellent blend of comfort, versatility and space. Originally built in 1990 and thoughtfully extended over the years, the property provides well-planned accommodation, making it an ideal home for growing families.

The property features four well-proportioned bedrooms, including a generous master bedroom with its own ensuite shower room and dressing area, providing a comfortable and private retreat.

There are also three versatile reception rooms, offering plenty of flexibility to suit modern family life. Whether used as a playroom, home office, snug, dining room or additional living space, these rooms provide numerous possibilities to adapt the accommodation to your individual needs.

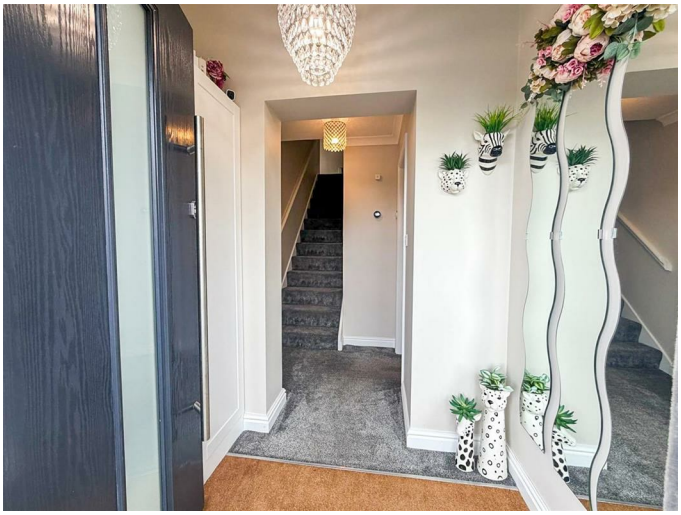
With its peaceful cul-de-sac setting, detached layout and versatile accommodation, this appealing home offers a wonderful opportunity for families looking for a welcoming and adaptable property.

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 over the level crossing and take the second exit off the roundabout onto the St Martins road. Proceed along this road up the hill and at the top of the hill turn left and then left again into Penycae Avenue where the property will be seen at the end of the cul de sac.

Accommodation Comprises;

Hallway



A spacious entrance hall with a radiator, door to the lounge and stairs leading to the first floor.

Lounge 16'4" x 14'11" (5.00 x 4.57m)



This well appointed lounge has a bay window to the front, solid wood flooring a radiator and a part glazed door leading into the kitchen.

Lounge Additional Photograph



Kitchen/Dining Room 19'6" x 9'6" (5.95 x 2.91m)



Very much the heart of the home, the beautifully appointed kitchen is positioned to the rear of the property and provides a wonderful space in which to cook, dine and entertain. With ample room for a dining table, this is a wonderfully sociable area where family life can naturally unfold, whether enjoying a relaxed morning coffee, a family meal or entertaining friends.

A rear-facing window fills the kitchen with natural light, complementing the contemporary feel of the room. The kitchen is fitted with an impressive range of high-gloss wall and base units, complemented by sleek quartz worktops and a stainless steel double sink with drainer. A comprehensive range of integrated appliances includes a full-size fridge, separate full-size freezer, Bosch electric hob with extractor over, twin Bosch ovens and an integral dishwasher.

Further features include recessed spot lighting, a tiled floor and radiator, while a useful door leads through to a generous understairs storage cupboard. From here, doors provide access to both

the practical utility room and the cosy snug, creating a wonderfully flexible arrangement that works equally well for busy family life or relaxed entertaining.

Kitchen Additional Photograph



Dining room Additional Photograph



Dining Room Additional Photograph



Utility Room 7'5" x 8'11" (2.28 x 2.74m)



Fitted with base and wall units to match the kitchen, stainless steel sink with drainer, tiled floor, plumbing and space for a washing machine and tumble drier, a window and a door to the rear. A door leads to the cloakroom and a further door leads to the snug.

Cloakroom



With a tiled floor, window to the side, W/C, wash hand basin, heated towel rail spotlighting and tiled walls.

Snug/Study 15'9" x 7'5" (4.82 x 2.27m)



A useful further reception room currently used as a children's lounge/play room but also ideal as a study, with a window to the front and side solid wood flooring and a radiator.

Sun Room 10'7" x 9'8" (3.25 x 2.95m)



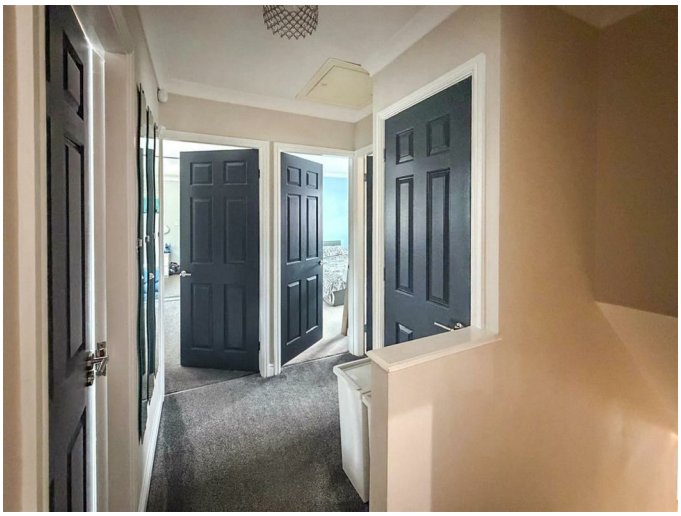
Leading seamlessly from the kitchen, the delightful sun room enjoys a wonderful position to the rear of the property, overlooking the garden and creating a lovely connection between the home and outside space. With windows to two sides, the room is wonderfully light and bright throughout the day, while a pretty decorative window adds a charming character feature.

Double doors open directly onto the rear garden, making this a particularly appealing space during the warmer months and providing an effortless flow for entertaining, relaxing or simply enjoying views of the garden. Whether used as a peaceful sitting room, a place to enjoy morning coffee or a tranquil spot to unwind at the end of the day, this versatile room is sure to be a favourite part of the home.

Sun Room Additional Photograph



Landing



Doors lead to the bedrooms and bathroom, access to the roof space via loft hatch. The loft is boarded and has a loft ladder for access.

Bedroom One 13'11" x 7'5" (4.26 x 2.28m)



The impressive master bedroom suite provides a wonderfully private and peaceful retreat, comprising a generous double bedroom with a front-facing

window that allows plenty of natural light to flow into the room. A radiator ensures a comfortable temperature throughout, while a door leads conveniently through to the stylish ensuite shower room.

The bedroom continues through to a dedicated dressing area to the rear, creating a lovely sense of space and providing a practical yet luxurious addition to the suite. A loft hatch offers useful access to the roof space, adding further practicality to this well-considered principal bedroom.

Bedroom One Additional Photograph



Ensuite 4'3" x 7'3" (1.30 x 2.21m)



The master ensuite has a window to the side and is fitted with a large walk in shower, Wash hand basin and W/C on a vanity unit, part tiled walls and tiled floor, heated towel rail and extractor fan.

Ensuite Additional Photograph



Dressing Room 6'3" x 7'5" (1.93 x 2.28m)



The dressing room has a window to the rear over looking the garden and fields beyond, it is fitted with two large double mirrored wardrobes.

Bedroom Two 10'11" x 11'11" (3.34 x 3.64m)



A generous double with a window to the front, this spacious double room has a built in wardrobe and a radiator.

Bedroom Two Additional Photograph



Bedroom Three 8'0" x 10'2" (2.45 x 3.10m)



A good sized double room with a window to the rear over looking the garden and fields beyond and a radiator.

Bedroom Four



Currently used as an office and fitted with a quality range of office furniture, with a window to the front and a radiator.

Family Bathroom 2.64 x 1.54m



With a window to the rear, W/C and wash hand basin on a vanity unit, P-shaped bath with shower over and glazed shower screen, extractor fan, Aqua panelled walls and vinyl flooring, large illuminated mirror, spotlighting and heated towel rail.

Bathroom Additional Photograph



To The Front



The property enjoys a wonderfully peaceful and

tucked-away position at the end of the cul-de-sac, providing a quiet and private approach. To the front, a generous driveway offers ample off-road parking, framed by lawned areas to either side which add to the attractive kerb appeal.

A pathway runs around the side of the property, providing convenient access to the rear garden and completing the pleasant approach to this lovely family home.

To The Rear



The beautifully private rear garden is a real highlight of the property, enjoying an enviable outlook across open fields beyond and offering a wonderful sense of peace and seclusion. A generous decked terrace provides the perfect setting for outdoor dining and entertaining, whether hosting family and friends or simply enjoying a quiet evening in the sunshine.

Beyond the decking is a good-sized lawn, bordered by well-established beds thoughtfully planted with a variety of mature shrubs, creating a leafy and attractive backdrop throughout the seasons. The garden offers plenty of space for children to play, keen gardeners to enjoy or simply for relaxing and making the most of the tranquil surroundings.

A secure gate provides access along the side of the property, with a pathway leading conveniently around to the front. With its open-field outlook, mature planting and wonderfully secluded position, this is a garden that offers both privacy and a beautiful connection to the surrounding countryside.

Additional Photograph



Outbuilding 16'4" x 6'6" approx. (5.00 x 2.00m approx.)

To the side of the property is a large outbuilding which is split into three, each 'room' provides great storage and has the benefit of power.

Location



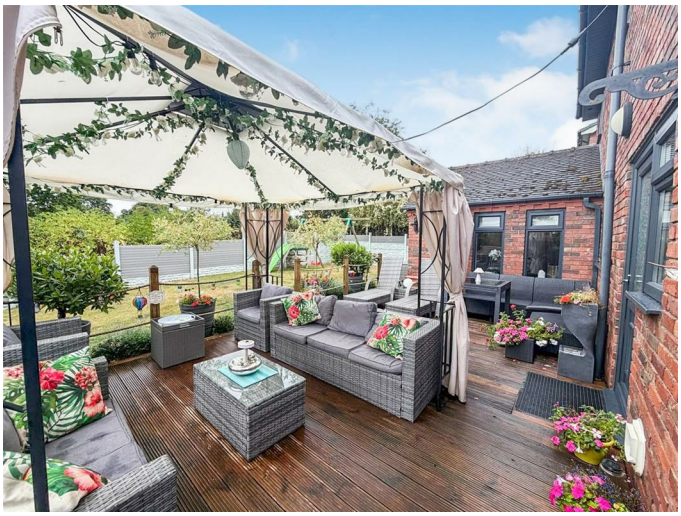
Rear Garden Additional Photograph



Rear Garden Additional Photograph



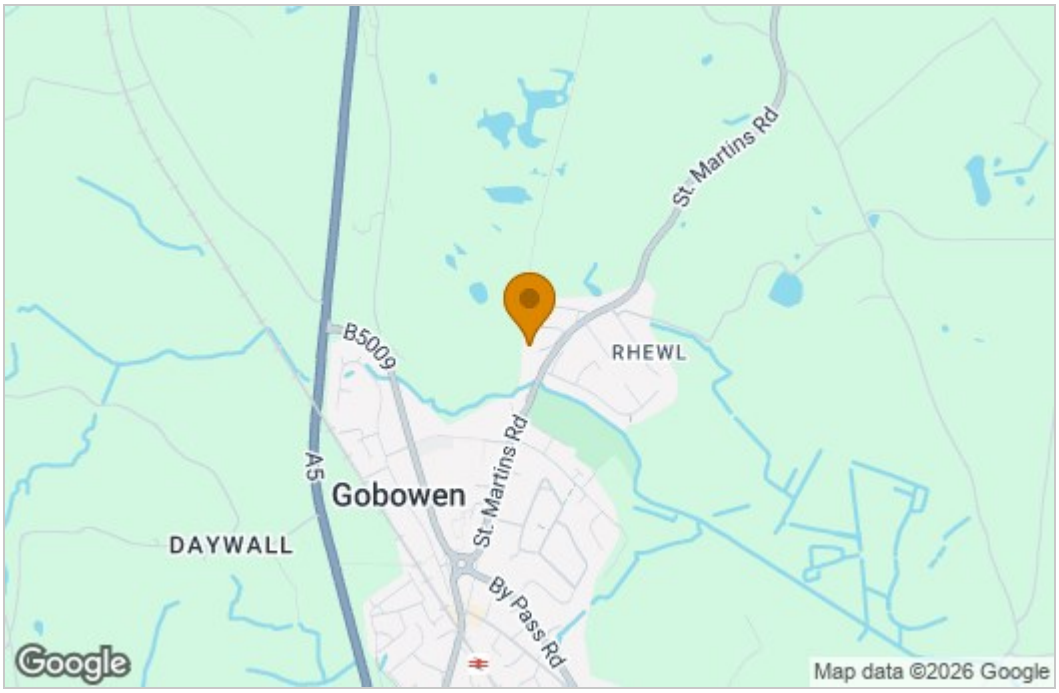
Rear Garden Additional Photograph



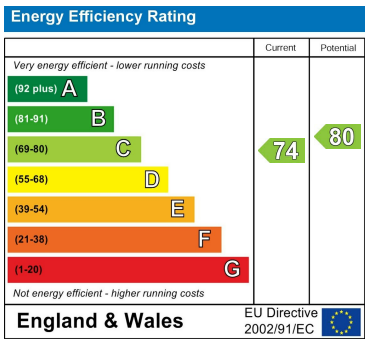
Floor Plan



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.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk