

**GARDENS AND GROUNDS**

Wrought-iron gates open onto a sweeping tarmac drive leading to a single garage with electrically controlled door and workshop.

The garage and turning area provides adequate off-road parking for 5-6 vehicles. The property has raised stone fronted lawn area with shrubs and an ornamental shrubbery to the side of the garage.

There is a delightful raised decking area, with scenic views, above the garage, with feature brick wall and ornamental railing, ideal for outdoor entertaining. There is a security light, double outside socket and gated side access, both sides, leading to the rear.

Outside the back door, a large paved area is reached by either a ramp or brick steps and there is a garden shed, greenhouse and two wooden vegetable trugs, large enough to grow your own vegetables and salad crop. Five water butts collect rainwater for use on the garden.

The rear garden was terraced two years ago and comprises four curved flower beds, stocked with perennials, shrubs and small trees, with paved paths between and a small paved area at the top with an arbour overlooking the Berwyn Mountains in Wales.

There is an outside water tap and external lighting around the house.

GARAGE

The garage has an electrically operated roller door, electric power and lighting. Extended to provide workshop facilities.

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples; Passport/ Photographic Driving Licence and a recent Utility Bill.

TENURE

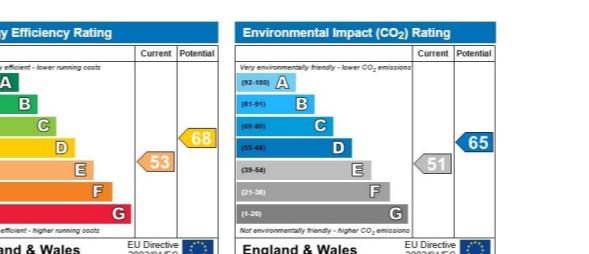
We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor.

INSPECTED BY

This property was personally inspected by:- Steven Murgatroyd B.Ed



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Energy Performance Ratings

01691 670 320

Oswestry office:
Queens Courtyard, Oswald Road, Oswestry, SY11 1RB
E. oswestry@hallsrb.com



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**FOR SALE**

**Chevet Hey, Treflach,
Oswestry, SY10 9HQ**

An individually designed detached bungalow, actually situated on Offa's Dyke, finished to a high standard, on the outskirts of the village of Treflach. Situated in an elevated position with countryside views. Porch, Entrance Hallway, Lounge, Dining Room, Kitchen, Utility, Cloakroom, Four Bedrooms two with Ensuites, Family Bathroom. Driveway providing parking for numerous vehicles, Garage, Front Garden, Landscaped Garden to the Rear.



Oswestry (3 Miles), Welshpool (15 miles), Wrexham (17 miles), Shrewsbury (18 miles).
All distances approximate

£1,100,000



2 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s

- Detached Elevated Property
- Landscaped Gardens
- Two Master Bedroom Suites
- Ample Parking Space
- Countryside Views and Walks
- Must See To Appreciate

LOCATION

The property is situated on the outskirts of the village of Treflach, which has a Public House and is a short distance from the village of Trefonen which has additional basic local amenities including a Post Office/Shop, Primary School and Church.

The market town of Oswestry is only approximately 3 miles away which has a comprehensive range of shopping, leisure and educational facilities.

The area enjoys good road access to the Midlands via the A5 trunk road and M54 or to the north west via the A5 and A483. There is a bus service to Oswestry's town centre (3 miles) and beyond.

DIRECTIONS

From Oswestry take the Trefonen Road for approximately 3 miles, continuing through Trefonen to the village of Treflach. On reaching proceed through the village whereby the property will be viewed to the right hand side as you leave the village.

VENDORS COMMENTS

This property has generous accommodation to suit any growing family and is exceptionally warm to suit older buyers too. In the last few years, the property has had its energy efficiency enhanced with cavity-wall

insulation, a significantly increased level of loft insulation, low energy lightbulbs and a beautiful highly insulated front door with leaded decoration of the double-glazed door panels, all other windows being double-glazed. For gardeners, the recently terraced rear garden offers well-stocked, easy to maintain flower beds, all surrounded by an old multi-species hedge. For those who enjoy doing little, there are stunning views towards Wales from either the front decked area or from the rear garden which, from its elevated position, receives sun all day long. Chevet Hey offers a wonderful lifestyle for anyone.

ENTRANCE PORCH

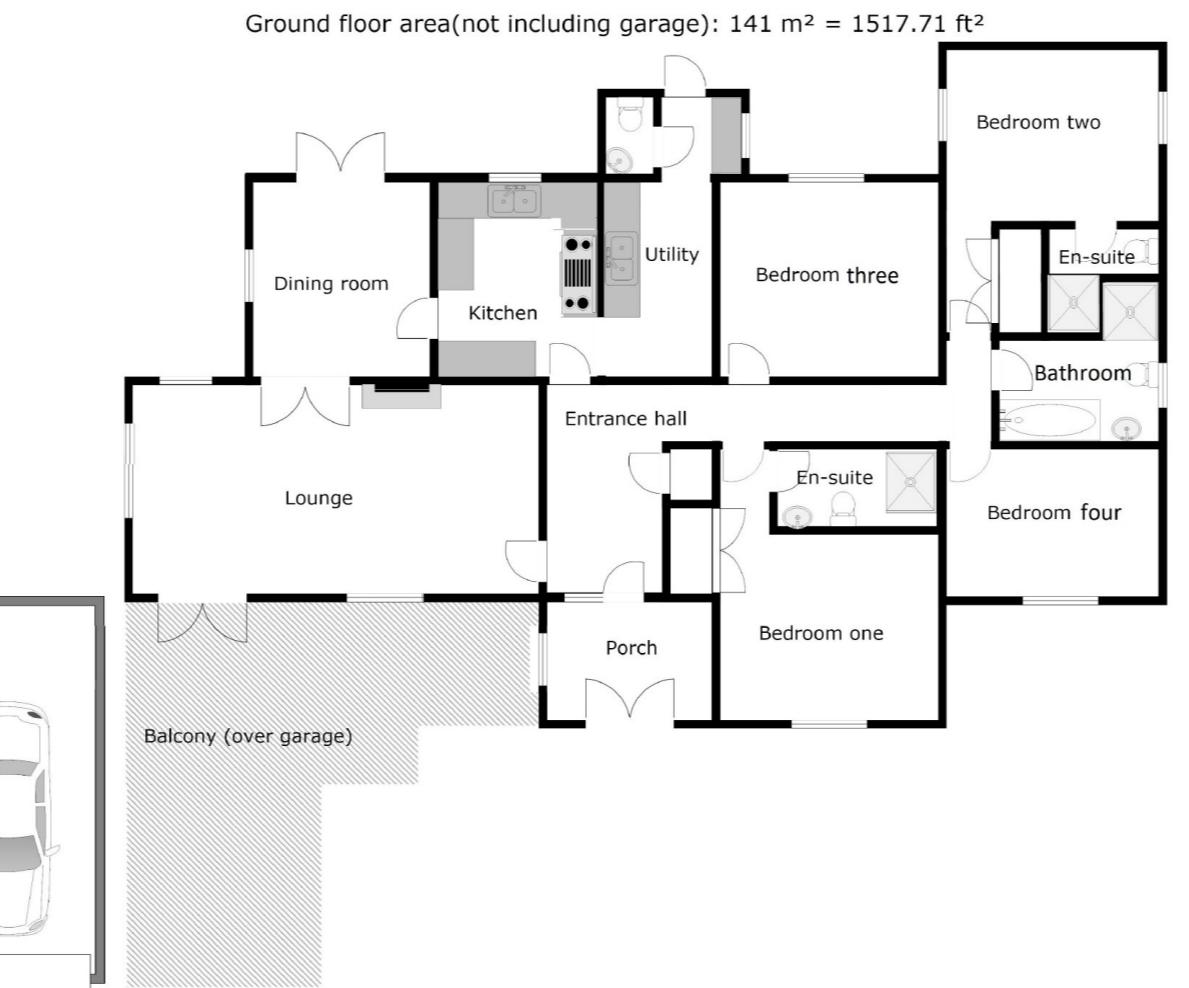
With arch-shaped hardwood double glazed doors to the front elevation, quarry-tiled floor, double glazed window to the side elevation and double glazed door into:

ENTRANCE HALL

With oak floor, cloakroom cupboard, radiator, loft hatch with access ladder to part-boarded loft with light and power. Light well' provides additional light.

KITCHEN

10'10" x 8'9" (3.30m x 2.67m)
Recently fitted with Haddington storm grey and anthracite wall and base units, Reginox Belfast sink with mixer tap and granite work surface, pull out double rack corner units for efficient storage, under-sink water pressure control and water softener, ceramic tiled floor, space for Rangemaster cooker with extractor unit over, part tiled walls, window overlooking the rear garden.



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

UTILITY

10'9" x 5'10" (3.28m x 1.78m)
With matching Haddington wall and floor units with Carrera marble laminate work surfaces and ceramic tiled floor, stainless steel single drainer sink with mixer tap, space and plumbing for washing machine and dryer, water supply in corner for American style fridge/freezer (Fridge/freezer not included), radiator, suspended clothes drying rack, window to side, floor-mounted Grant oil boiler, part-glazed rear door with cat-flap.

CLOAKROOM

Comprising a two piece suite providing wash hand-basin, WC, part tiled walls, tiled floor, radiator, extractor fan, window to the side elevation.

LOUNGE

22'8" x 13'10" max (6.91m x 4.22m max)
With oak floor, windows to the front elevation picture window overlooking countryside to side and further window looking to the rear elevation, French doors open onto large decking area offering superb views over the Welsh hills in the distance, living flame gas fire with resin York stone fireplace, telephone, TV and Sky connection points, multiple power points, two radiators.

DINING ROOM

10'10" x 9'10" (3.30m x 3.00m)
With ceramic tiled floor, window to side elevation overlooking Shropshire/Welsh countryside, coved ceiling, French doors to rear patio, radiator.

MASTER BEDROOM

11'10" x 12'6" (3.60m x 3.80m)
With window to the front elevation, radiator, plain cream carpet, built-in wardrobes with rails and

shelving.

ENSUITE

Fitted with a wash hand-basin, WC, wide fully tiled shower cubicle with Triton electric shower, heated towel rail, shelf, tiled flooring, extractor fan, part tiled walls, mirror fronted cabinet.

BEDROOM TWO

11'10" x 9'9" (3.61m x 2.97m)
With two windows to the side elevation, cream carpet, radiator, built-in wardrobes and door to:

ENSUITE

Fitted with a wash hand-basin, WC, fully tiled shower cubicle, tiled floor, heated towel rail, spot lighting, extractor fan.

BEDROOM THREE

12'0" x 9'10" (3.66m x 3.00m)
With window to the rear elevation, TV and SKY connection points, main telephone point and cream carpet, radiator.

BEDROOM FOUR

11'9" x 8'2" (3.58m x 2.49m)
Currently used as an Office. With window to the front elevation and loft access, radiator.

BATHROOM

Fitted with a white suite comprising panelled bath with mixer tap/shower attachment, wash hand-basin, WC, wide fully tiled shower cubicle with shower, window to side elevation, tiled floor, part-tiled walls, shelf, extract fan, spot lighting, mirror-fronted cabinet with light over, chrome heated towel rail, glass shelf with towel storage unit above.