



**Margael Treflach, Oswestry
Shropshire SY10 9HQ
£335,000**

An immaculately presented spacious detached bungalow situated on a substantial plot in a sought after village location approximately three miles from the market town of Oswestry. The property which offers generous and flexible accommodation has the benefit of uPVC double glazing and oil fired central heating. Briefly comprising: Porch, Entrance Hallway, Lounge, Kitchen/Breakfast Room, Conservatory, Master Bedroom with En Suite, Bedroom Two/Dining Room, Bedrooms Three and Four and Bathroom. Outside are good sized driveways to the front and rear with a delightful extensive well maintained to the rear garden, Shed & Garage. EPC Rating E.

Porch

With part glazed entrance door, tiled flooring, part glazed door to:

Hallway

With tiled flooring, two radiators, loft access hatch, carpet flooring, airing cupboard with shelving and radiator and further Cloaks cupboard.

Lounge

4.56m x 4.03m max (14'11" x 13'2" max)

With windows to the front and side, carpet flooring, textured ceiling and decorative coving. Feature fireplace with fire surround and hearth and inset gas fire.

Kitchen/Breakfast Room

4.4m x 2.91m (14'5" x 9'6")

Fitted with an attractive range of Shaker style base, wall and drawer units with glass display cabinet, ceramic one and a half bowl sink and complimentary work surfaces, space and plumbing for appliances. Integrated Smeg oven and four ring calor gas hob and integrated extractor fan, tiled flooring, part tiled walls, Pantry with shelving, space for tall fridge freezer, space for table and chairs, radiator. double glazed windows to the side and rear. Glazed door into:

Conservatory

3.77m x 3.55m (12'4" x 11'7")

With dwarf wall and uPVC double glazed windows overlooking the garden and French patio doors. Wood laminate flooring with under floor heating.

Master Bedroom

4.12m x 2.79m (13'6" x 9'1")

With double glazed window to the front, carpet flooring, radiator. Door to:

En Suite

Fitted with a suite comprising pine vanity unit with inset wash basin, shower cubicle with mains shower, WC, fully tiled walls and tiled flooring, radiator and double glazed window to the rear.

Bedroom Two/Dining Room

3.01m x 4.58m (9'10" x 15'0")

With carpet flooring, radiator and double glazed window to the rear.

Bedroom Three

2.85m x 3.04m (9'4" x 9'11")

Fitted with an attractive range of bedroom furniture , radiator, carpet flooring and double glazed window to the front.

Bedroom Four

2.65m x 2.81m (8'8" x 9'2")

With radiator, carpet flooring and double glazed window to the front.

Bathroom

Fitted with a modern suite comprising

Outside

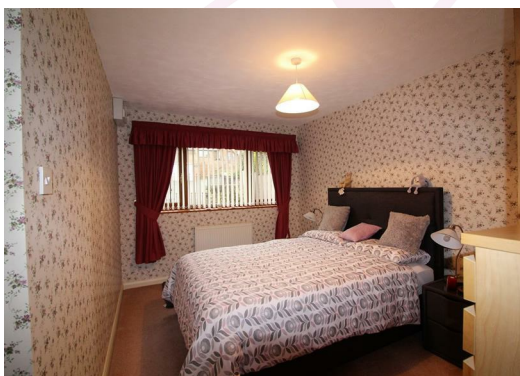
There is a boiler room housing the Worcester oil central heating boiler and shelving. To the front are double wrought iron gates leading onto the block paved driveway and further paved area. There is a lawn area with shrub borders and enclosed by a stone wall. Pedestrian gates access both sides of the property leading to the delightful large rear garden which has a patio area, large lawn area with raised beds and well stocked borders. There is a superb wooden shed (10' x 8') with outside lighting. A substantial driveway to the rear with double gates accessing Stoney Road.

Garage

4.6m x 3.6m (15'1" x 11'9")

Directions

From the office proceed along Cross Street continuing onto Church Street. At the traffic lights by the Wynnstay hotel turn right signposted Trefonen onto Upper Brook Street continuing as Trefonen Road. Continue for 3 miles passing through the village of Trefonen and continue onto the village of Treflach. Proceed past the Royal Oak public house and take the left hand turn and then immediately right onto Stoney Road where ther rear entrance to the property will be located.



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