



FOR SALE

£259,995

33 Penybryn Avenue, Whittington,
Oswestry, Shropshire, SY11 4DN

A most beautifully presented three bedroom semi detached house which has been tastefully extended and enjoys an elevated position with delightful countryside views. The well planned accommodation comprises: Entrance Hall, Cloakroom, Spacious Kitchen/Dining Room, Study, Lounge, Three Bedrooms, Walk-in Store, Bathroom, UPVC Double Glazing, Gas Fired Central Heating, Two Driveways, Garage, Garden and Feature Decked Patio areas.



Oswestry (3 miles) Wrexham (10 miles) Shrewsbury (20 miles)
Train Station in Gobowen 3 Miles
All distances approximate



- Well Presented Family Home
- Three Bedrooms
- Popular Location
- Countryside Views
- Gas C/H, UPVC D/G
- Viewing Recommended

LOCATION

Whittington is a very popular village, with village shop, post office, public houses, hotel, primary school and historic castle all of which go to serve the villages day to day needs. Oswestry is 3 miles distant and provides a larger range of shopping and leisure facilities, the A5 trunk road is some half mile distant, giving easy access to the The Midlands, Telford, Shrewsbury to the south, and Wrexham, Chester and the Wirral to the Northwest.

DIRECTIONS

Take the Whittington road out of Oswestry, into the village of Whittington, proceed over the level crossing and turn left at the T junction. Continue turning right sign posted Ellesmere and proceed turning left into Penybryn Avenue. Continue to the end and around the bend where the property will be seen on the

right hand side.

ENTRANCE HALL

UPVC double glazed entrance door, UPVC double glazed window to the side elevation, stairs to the First Floor, radiator, tiled floor.

CLOAKROOM

Comprising a two piece suite providing a low flush WC, vanity wash hand basin with mixer tap, heated towel rail, extractor, tiled floor.

SPACIOUS KITCHEN/DINING ROOM

20'0" x 14'9" (6.10m x 4.50m)

The Kitchen comprises a comprehensive range of fitted base and wall units with worktops over, sink unit with mixer tap, integrated dishwasher and wine cooler, space for further appliances, tiled floor, feature cast iron log burner, UPVC part double glazed exterior door, UPVC double glazed window to the rear elevation.

STUDY/UTILITY

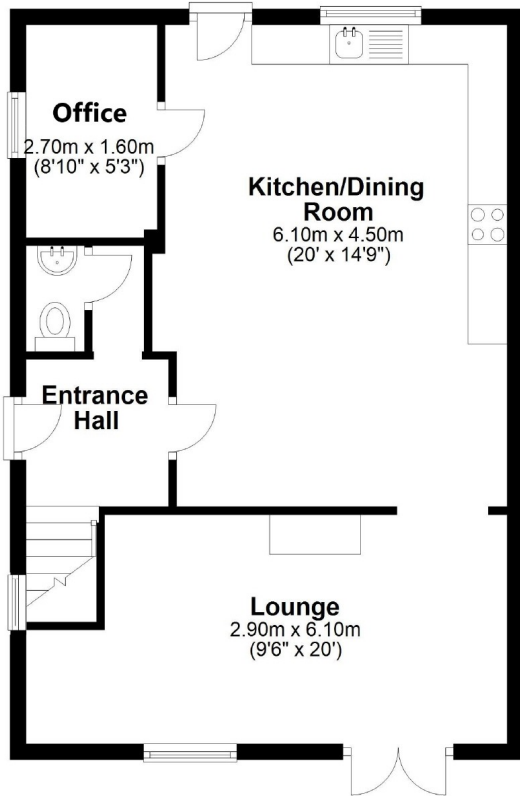
8'10" x 5'3" (2.70m x 1.60m)

UPVC double glazed window to the side elevation, radiator, tiled floor.



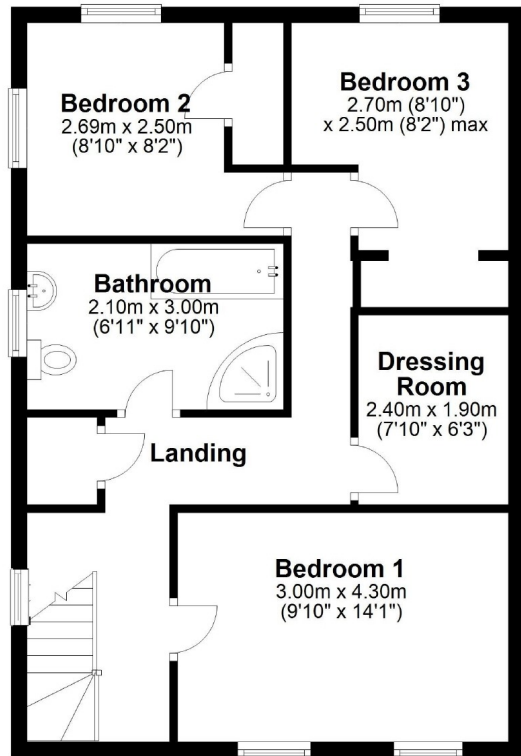
Ground Floor

Approx. 63.9 sq. metres (687.4 sq. feet)



First Floor

Approx. 57.9 sq. metres (623.4 sq. feet)



Total area: approx. 121.8 sq. metres (1310.8 sq. feet)

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.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



LOUNGE

9'6" x 20'0" (2.90m x 6.10m)

With UPVC double glazed French doors leading onto a feature decked patio area with countryside view, UPVC double glazed window to the front elevation, radiator, cast iron log burner on a tiled hearth.

FIRST FLOOR LANDING

UPVC double glazed window, loft hatch, built in linen store with gas central heating boiler, shelving and UPVC double glazed window to the side elevation.

BEDROOM ONE

9'10" x 14'1" (3.00m x 4.30m)

With two UPVC double glazed windows to the front elevation with delightful countryside views, radiator.

BEDROOM TWO

8'10" x 8'2" (2.69m x 2.50m)

A dual aspect room with UPVC double glazed windows to the side and rear elevations, radiator, built in wardrobe.

BEDROOM THREE

8'10" x 8'2" max (2.70m x 2.50m max)

UPVC double glazed window to the rear elevation, radiator, built in wardrobe.

DRESSING ROOM/STORE

7'10" x 6'3" (2.40m x 1.90m)

Providing a useful storage space which the vendors have used as a games room/ occasional bedroom.

BATHROOM

6'11" x 9'10" (2.10m x 3.00m)

Comprising a four piece suite providing a low flush WC, pedestal wash hand basin, roll top bath with mixer tap/rinse attachment, shower unit, heated towel rail, demister vanity mirror, UPVC double glazed window,

GARDENS

From the cul de sac level timber double gates lead onto a brick paved driveway providing parking. There is a decked patio with delightful countryside aspect, lawn garden, flower and shrub borders, paved patio and raised borders. Steps lead up to



a feature decked balcony/entertaining space with bar area and a timber pedestrian gate leading to a further driveway.

GARAGE

With power connection.

VIEWING

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

Due to Covid-19 if viewings take place, these can only commence adhering to strict social distancing measures. No viewings can commence unless both vendor and viewer have agreed and read the government guidelines. Halls will provide these guidelines and all parties need to confirm they are in agreement with the guidelines in writing.

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.

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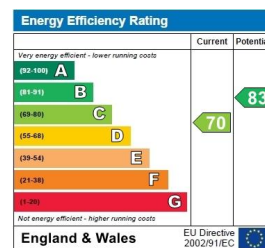
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 670 320

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



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