



**FOR SALE**

Offers in the region of £279,950

Pentre Mere, Dudleston Heath,  
Ellesmere, Shropshire, SY12 9LJ

A superbly situated mature detached 3 Bedroom bungalow which has great potential for modernisation and improvement, standing in a private semi rural location with double garage and excellent surrounding gardens, extending in all to approximately 0.6 of an acre.



Ellesmere (2.5 miles), Oswestry (9 miles), Wrexham (11.5 miles) and Chester (25 miles).  
(All distances approximate)



- **Mature 3 Bedroom Bungalow**
- **Potential to modernise**
- **Oil fired central heating**
- **Double glazed windows**
- **Double garage**
- **Gardens extending to 0.6 of an acre**

#### DESCRIPTION

Halls are favoured with instructions to offer Pentre Mere in Dudleston Heath for sale by Private Treaty.

Pentre Mere is a superbly situated mature detached 3 Bedroom bungalow which has great potential for modernisation and improvement, standing in a private semi rural location with double garage and excellent surrounding gardens, extending in all to approximately 0.6 of an acre.

The property offers deceptively spacious and well planned internal accommodation at present comprising a Reception Hall, Dining Room, Kitchen, Sunroom, Rear Stores, Lounge, 3 Bedrooms and a Family Shower Room. The property has the benefit of an oil fired central heating system, is double glazed and is presented for sale with any fitted carpets included in the purchase price.

The gardens and grounds are a major feature of the property and are surprisingly large and private, comprising an extensive lawned front garden flanked by the in/out drive with further lawns to 2 sides and rear of the residence. The gardens are complimented by a double garage and have great potential for landscaping according to ones individual tastes and preferences. The property extends, in all, to approximately 0.6 Of an acre or thereabouts.

The sale of Pentre Mere does, therefore, provide an usual opportunity to purchase such a well situated detached bungalow with such potential to modernise according to one's own tastes, standing in such good sized gardens and grounds in this popular residential location.

Halls strongly recommend an inspection to fully appreciate the possibilities that it has to offer both internally and externally.

#### SITUATION

Pentre Mere is situated on the outskirts of Dudleston Heath, approximately 2.5 miles from the North Shropshire lakeland town of Ellesmere, which has an excellent range of local shopping, recreational and educational facilities. The historic county towns of Shrewsbury (18.5 Miles) and Chester (25 miles) are also easily accessible.

#### DIRECTIONS

From Ellesmere proceed north on the A528 to the village of Dudleston Heath. Continue through the village for approximately 0.4 of a mile and Pentre Mere will be found on the right hand side, identified by a Halls 'For Sale' board.

#### THE ACCOMMODATION COMPRISES:

A front entrance door with glazed side panels opening in to an:

#### ENTRANCE PORCH

With further glazed entrance door with glazed side panels opening in to a:

#### RECEPTION HALL

With 2 radiators, coved ceiling, fitted carpet as laid, inspection hatch to roof space, door in to a LINEN CUPBOARD with radiator and slatted shelving and further door in to an AIRING CUPBOARD housing the hot water tank and a door in to a:

#### DINING ROOM

14'10" x 13'2" (4.52m x 4.02m)

With a 2 radiators, sliding patio doors to rear gardens, picture rail and an open plan archway in to the:

#### KITCHEN

15'7" x 9'2" (4.76m x 2.80m)

With a 1.5 bowl single drainer sink unit (H&C) with cupboards under, rolled top work surfaces to either side with base units below, planned space for a cooker, further rolled top work surfaces with base units below, integrated fridge, an extensive range of matching eye level units, one with glazed front for crockery/glass ware etc., large double glazed picture window to front elevation overlooking the front gardens and approach drive, radiator, door in to a recessed shelved PANTRY CUPBOARD and further door in to a:

#### SUNROOM

15'9" x 6'0" (4.81m x 1.82m)



2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



With a quarry tiled floor, glazed sliding door to front, radiator, planned space and plumbing for appliances and sliding door through to a:

#### REAR STORES

6'1" x 5'10" (1.85m x 1.77m)

With a concreted floor and partly glazed door to outside.

Glazed double doors lead from the Inner Hallway in to the:

#### LOUNGE

19'4" x 13'9" (5.90m x 4.19m)

With a fitted carpet as laid, double glazed picture window to front elevation overlooking the front gardens and approach drive, 2 radiators, coved ceiling and Briquette Brick fireplace with a raised hearth, surround and mantle over.

#### BEDROOM 1

14'9" x 15'6" (4.49m x 4.72m)

With a fitted carpet as laid, radiator, large picture double glazed window to front elevation overlooking the approach drive and front gardens, coved ceiling, fitted vanity sink (H&C) with tiled splash back and cupboards and drawers below, mirror, shaving light and socket over, twin cupboards to either side and an extensive range of fitted wardrobes.

#### FAMILY SHOWER ROOM

With a tiled shower cubicle with a Triton Shower unit, pedestal hand basin (H&C) with a tiled sill over, low flush WC, radiator, fitted shelving and opaque double glazed window to rear elevation.

#### BEDROOM 2

11'8" x 10'0" (3.56m x 3.04m)

With fitted carpet as laid, radiator, coved ceiling and double glazed window to rear elevation.

#### BEDROOM 3

11'2" x 8'11" (3.40m x 2.73m)

With a fitted carpet as laid, coved ceiling, radiator, door in to a recessed wardrobe cupboard and double glazed window to rear elevation.

#### OUTSIDE

The property stands on a spacious and private plot and is approached off the council maintained road by an 'in and out' curving drive.

#### GARDENS

The gardens are a major feature of the property and comprise a spacious lawned front garden flanked by a mature shrub border. There are further lawns to two sides and the rear of the bungalow and include a TIMBER GARDEN SHED and give access to the BOILER ROOM which houses the Eurocal Oil Fired Boiler which heats the hot water and central heating radiators. The gardens are private and have great potential for landscaping according to one's individual preferences. They are complimented by an attached DOUBLE GARAGE. The property extends, in all, to approximately 0.6 of an acre.

#### SERVICES

We understand that the property has the benefit of mains water, electricity and drainage.

#### TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

#### LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

#### COUNCIL TAX

The property is in Band 'F' on the Shropshire Council Register. The payment for 2015/2016 is £2,141.29.

#### VIEWING

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: (01691) 622602.

## Pentre Mere, Dudleston Heath, Ellesmere, Shropshire, SY12 9LJ



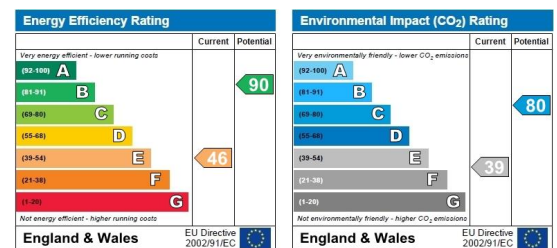
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who is authorised and regulated by the FSA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Ratings



**01691 622 602**

**Ellesmere office:**  
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