



Tawelfa, Tallarn Green, Malpas, SY14 7LL

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Offers In Region Of £420,000



- Spacious Detached House
- Lovely Village Location
- Countryside Views
- Four Bedrooms, Two Reception Rooms
- Two Bathrooms
- Well Maintained Gardens
- Double Garage and Driveway

"Tawelfa is a spacious detached house set on a generous plot in the delightful village of Tallarn Green which benefits from a well regarded primary school, village hall, church and local pub. Set in a superb position with lovely views across the surrounding fields and countryside, this wonderful property has well maintained gardens with attractive borders and a variety of mature fruit trees including plum, damson, apple, pear as well as sloe and elderberry hedges. To the front a spacious driveway and double garage providing excellent parking facilities. It has fantastic potential and the ground floor includes a large Entrance Hall, Lounge with sliding glass doors onto the patio area, Dining Room, Kitchen/Breakfast Room with Pantry, Utility Room, Store Room, Bathroom with shower and Office/Bedroom Five. The first floor boasts Four Double Bedrooms, all of which have fitted wardrobes and a Family Bathroom completes the accommodation. We highly recommend an internal inspection to fully appreciate the size and location of this spacious family home."



LOCATION

Tallarn Green is a beautiful village set in a lovely countryside location on the Welsh/English border. It enjoys the benefits of a primary school, village hall, church and a local pub. The popular village of Malpas is 4 miles away which has further amenities including several schools, restaurants and pubs, and a selection of shops. Whitchurch is less than 8 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within commuting distance.





LOUNGE
18' 7" x 13' 9" (5.66m x 4.19m)

DINING ROOM
12' 4" x 12' 1" (3.76m x 3.68m)

KITCHEN
12' 0" x 10' 2" (3.66m x 3.1m)

UTILITY ROOM
8' 7" x 6' 6" (2.62m x 1.98m)

STORAGE
6' 2" x 5' 2" (1.88m x 1.57m)

BATHROOM
6' 9" x 5' 8" (2.06m x 1.73m)

OFFICE/BEDROOM FIVE
11' 9" x 10' 3" (3.58m x 3.12m)

BEDROOM ONE
14' 0" x 12' 8" (4.27m x 3.86m)

BEDROOM TWO
11' 9" x 10' 9" (3.58m x 3.28m)

BEDROOM THREE
11' 9" x 11' 1" (3.58m x 3.38m)(Including wardrobes)

BEDROOM FOUR
11' 9" x 10' 2" (3.58m x 3.1m)

BATHROOM
9' 8" x 6' 0" (2.95m x 1.83m)

GARAGE
16' 8" x 16' 4" (5.08m x 4.98m)



SPACE FOR FLOORPLAN

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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre - Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Wrexham County Borough Council, Guildhall, Wrexham, LL11 1WF Tel: 01978 292000 Council Tax Enquiries 01978 292031

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

SERVICES

We are advised that mains electricity and water are available. Private drainage. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

ENERGY PERFORMANCE CERTIFICATE

EPC TBC. The full energy performance certificate (EPC) is available for this property upon request.

VIEWING/PRE SALES MARKETING ADVICE

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 whitchurch@barbers-online.co.uk

DIRECTIONS

Leave Whitchurch on the A525 Wrexham Road, continue on for approximately 4.5 miles before turning right signposted Tallarn Green. Proceed on this road for approximately 1.5 miles then turn right, carry on then bear left at the end of the road. Continue on past Borderbrook School and the church and the property can be found after a short distance on the right hand side.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

METHOD OF SALE

For Sale by Private Treaty.

WH27291 280820



WHITCHURCH
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