

**FOR SALE**

**£150,000**

### 4 Daywell Cottages, Daywell, Hengoed, Oswestry, Shropshire, SY10 7EL

A character charming cottage situated down a country lane in the most sought after hamlet of Hengoed. Only a short drive to the A5 and A483 and to Oswestry Town Centre. The property is warmed by solid fuel central heating and benefits from double glazing. Living Room, Kitchen/Dining Room, First Floor Landing, Bedroom One, Bedroom Two, Shower Room, Parking, Workshop and Garden.





Oswestry (3.5 miles) Wrexham (12 miles) Shrewsbury (20 miles)  
Gobowen Train Station 1.2 miles  
All Distances Approximate



- Two Bedroom Cottage
- Located Down Quiet Lane
- Double Glazed Windows
- Character and Charm
- Available With No Chain
- Must See To Appreciate

## LOCATION

Daywell Cottages must be viewed to be truly appreciated as it stands in an rural location, set back off the passing lane. The lane directly leads down to the A5 trunk road, which gives easy access to centres of employment such as Shrewsbury and Telford to the Midlands and Chester, Wrexham and The Wirral to the Northwest. Oswestry 3.5 miles, is a bustling market town enjoying a good range of shopping, leisure and schooling facilities.

## DIRECTIONS

Take the main A483 road out of Oswestry, heading towards Wrexham/ Chester, just before going over the railway bridge, turn left off the A483 signposted Hengoed. Proceed on this lane bearing right. The cottage will be

viewed on the left hand side.

## THE ACCOMMODATION

### KITCHEN DINING ROOM

10'6" x 17'5" max (3.20m x 5.30m max)  
The Kitchen comprises wooden worktops over and tiled splash backs, ceramic sink unit with mixer tap, fitted oven with four ring hob, slate tiled floor, exposed timbers to the ceiling, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge freezer.

The Dining Area benefits from two UPVC double glazed windows to the front elevation, UPVC double glazed door leading out to the side, staircase leading to the First Floor Landing, slate tiled floor.

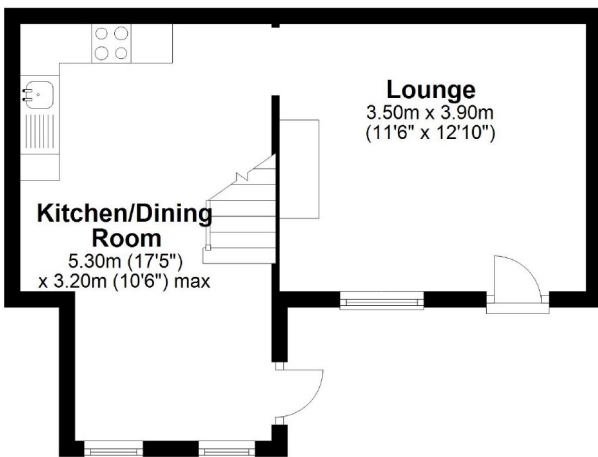
### LIVING ROOM

12'10" x 11'6" (3.90m x 3.50m)  
Featuring a multi-fuel stove with oak beam over serving radiators (installed approx 2 years ago) with cupboard to the side, UPVC double glazed window to the front elevation, door leading out



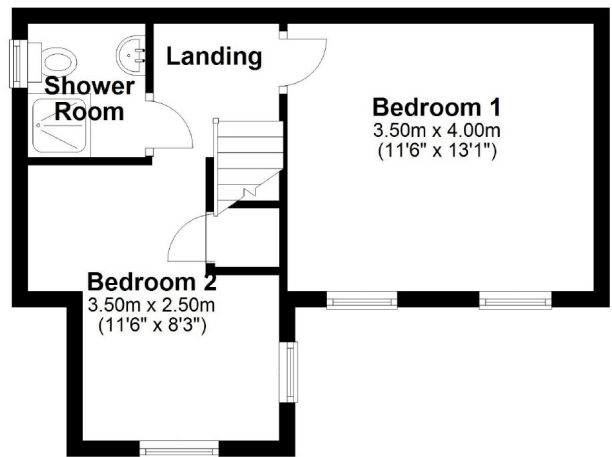
### Ground Floor

Approx. 29.2 sq. metres (314.7 sq. feet)



### First Floor

Approx. 30.0 sq. metres (322.7 sq. feet)



Total area: approx. 59.2 sq. metres (637.3 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



2 Bedroom/s



1 Bath/Shower Room/s



to the front, solid oak wood floor.

## FIRST FLOOR LANDING

With light point.

## BEDROOM ONE

13'0" x 11'5" (3.96m x 3.48m)

With two UPVC double glazed windows to the front elevation, radiators.

## SHOWER ROOM

Comprising a three piece suite in white providing a low flush WC, shower unit, wash hand basin, heated towel rail, UPVC double glazed window to the side elevation, fully tiled walls.

## BEDROOM TWO

11'6" x 8'2" (3.50m x 2.50m)

A dual aspect room with double glazed windows to the front and side elevations (one window is a fire escape window). Room divided into two areas, airing cupboard housing hot water



tank, over the stairs storage cupboard.

## GARDEN

From the lane level a gate provides access to the enclosed garden. The garden provides an outside sitting and dining area with access to the workshop. The gardens are well maintained and have undergone a scheme of landscaping.

## PARKING

We have been informed by the vendors that parking is available in front of the workshop.

## WORKSHOP

8'2" x 12'1" external measurements (2.50m x 3.68m external)

With light and power points.

## VIEWINGS

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





### **LOCAL COUNCIL**

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

### **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.

### **COUNCIL TAX**

Band A.

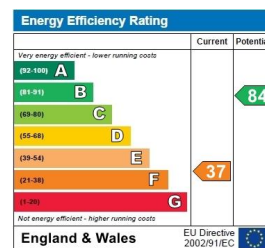
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend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