





13 Pen Y Cae Close, Gobowen, Oswestry, SY10 7UE
Asking Price £195,000

A modern three bedroom semi-detached property situated within a small cul-de-sac in the popular village of Gobowen. The property benefits from a recent kitchen upgrade, enclosed south facing garden and parking to the front. In brief the accommodation affords a porch, living room, kitchen, three bedrooms and bathroom. Externally there are front and rear gardens and driveway for parking.



LOCATION

The property is situated centrally within the popular village of Gobowen. The village has an excellent range of amenities including shops, post office, public houses, churches and primary school. Easy access onto the A5/A483 provides a direct link to the larger towns of Oswestry, Wrexham, Shrewsbury and the City of Chester. The village has a main line railway station which is a short walk from the property and provides services to Shrewsbury and Chester.

PORCH

3'10" x 3'10" (1.17 x 1.19)

A part glazed uPVC door from the front, wood effect flooring, radiator, stairs to first floor and door into;

LIVING ROOM

14'2" x 12'4" (4.32 x 3.77)

Light and airy room with uPVC window to the front, electric fire, two radiators, wood effect flooring, TV/telephone points, and door to:

KITCHEN

15'3" x 8'10" (4.67 x 2.71)

Modern fitted Kitchen comprising a range of wall and base units with granite effect worktops over and inset stainless steel sink with mixer tap and drainer. Integrated Bosch oven with hob and extractor hood over. Space/plumbing for fridge freezer and washing machine. Continuation of wood effect flooring, part tiled walls, radiator, understairs storage cupboard and glazed uPVC doors to rear gardens.

FIRST FLOOR**LANDING**

6'3" x 8'5" (1.93 x 2.57)

With built in airing cupboard, ceiling light and doors off too;

BEDROOM ONE

8'7" x 11'5" (2.64 x 3.50)

With uPVC window to the rear, ceiling light and radiator.

BEDROOM TWO

7'7" x 9'9" (2.32 x 2.98)

UPVC window to the front, ceiling light and radiator

BEDROOM THREE

7'3" x 6'7" (2.23 x 2.02)

UPVC window to the front, ceiling light and radiator.

BATHROOM

6'3" x 5'10" (1.93 x 1.79)

White suite comprising panelled bath with shower over, wash hand basin and low level WC. UPVC window to the rear, part tiled walls, and radiator.

EXTERNAL**FRONT**

Block paved driveway offering parking for several vehicles. Lawn garden with hedges and mature shrubs and plants.

REAR

A pedestrian gate provides access to the rear where a paved patio adjoins the property with lawned gardens beyond bordered by timber fencing and gravelled beds.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water gas and drainage services are connected. We understand the Broadband Download Speed is: Standard 3 Mbps & Superfast 295 Mbps. Mobile Service: Good outdoor, Variable indoor. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

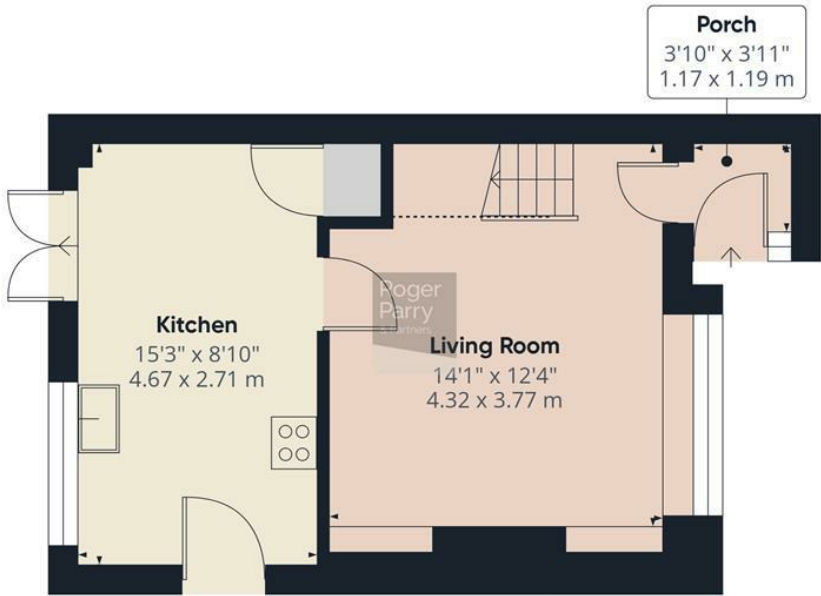
SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

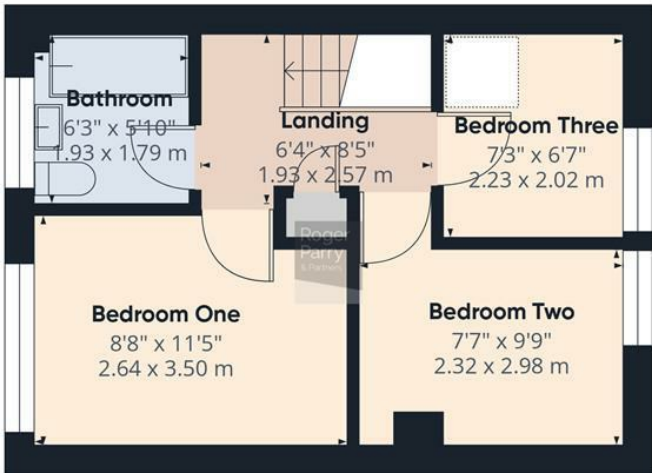
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

636 ft²
59.1 m²

Reduced headroom

15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority: Shropshire

Council Tax Band: B

EPC Rating: C

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Oswestry head out towards the A5/A483 and at the roundabout near the R.J.A.H. Hospital, signposted for Gobowen (B5069). Continue ahead passing straight over the new roundabout into the village of Gobowen. Continue over the level crossing and take the 2nd exit at the next roundabout signposted for St Martins. Continue along St. Martins Road passing the playing fields and follow the road up the hill before turning left onto Preeshenlle Lane, then take the immediate left onto Pen y cae Avenue. Turn right into Pen Y Cae Close, where the property will be found on the left hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:
23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.