



Cryd y Gwynt, Moreton Street, Prees, SY13 2EF

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**Cryd y Gwynt, Moreton Street, Prees, SY13 2EF**

**Offers In Region Of £365,000**



**This well maintained three bedroom detached bungalow is situated in a sought after area in the popular village of Prees and benefits from a driveway, single garage and attractive gardens.**

- **Three Bedroom Detached Bungalow**
- **Sought After Village Location**
- **Long Driveway and Single Garage**
- **Good Size Plot with Attractive Gardens**

- **Lounge/Dining**
- **Kitchen/Breakfast Room**
- **Shower Room**
- **EPC E, Council Tax Band D**



**Cryd y Gwynt is a spacious, well maintained three double bedroom detached bungalow situated in a sought after area in the popular village of Prees which has an excellent range of daily amenities. Standing on a good size plot, it benefits from a spacious driveway and single garage, providing excellent parking facilities for several vehicles. The property has the benefit of solar panels and the accommodation comprises Entrance Hall, generous Lounge/Diner, Conservatory, Kitchen/Breakfast Room, Three Double Bedrooms and Shower Room. There is a beautiful lawned garden to the front with lovely views towards the village church. To the rear is a well maintained enclosed garden mainly laid to lawn with a decorative pond, large paved patio area and well stocked borders filled with a wide variety of mature shrubs and plants. s. Viewings are highly recommended to fully appreciate this fantastic property.**



## LOCATION

The property is situated in the village of Prees which benefits from a convenience store/post office, newsagents, doctors surgery, hairdressers, recreational facilities, train station and a highly regarded primary school. It sits between the market towns of Wem and Whitchurch which both offer a variety of local independent shops, schools, supermarkets and other major retailers. Prees and Whitchurch train stations are on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within easy commuting distance.



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## TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

## SERVICES

We are advised that mains electricity, water and drainage are available. Oil fired central heating. The property also has south facing solar panels which are owned outright. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website.

<https://checker.ofcom.org.uk/>

## DIRECTIONS

Travelling from Whitchurch take the A49 towards Shrewsbury turn right into Prees, once in the village, turn left at the crossroads into Church Street, turn left into Moreton Street where the property can be found after a short distance on the right hand side.

## ENERGY PERFORMANCE

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

## 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.

## LOCAL AUTHORITY

Council Tax Band D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

## VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

## METHOD OF SALE

For sale by Private Treaty.

## 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.

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## LOUNGE/DINING

24' 4" x 14' 1" (7.42m x 4.29m)

## KITCHEN/BREAKFAST ROOM

12' 2" x 9' 7" (3.71m x 2.92m)

## CONSERVATORY

10' 1" x 10' 0" (3.07m x 3.05m)

## BEDROOM ONE

14' 4" x 10' 0" (4.37m x 3.05m)

## BEDROOM TWO

11' 5" x 8' 8" (3.48m x 2.64m)

## BEDROOM THREE

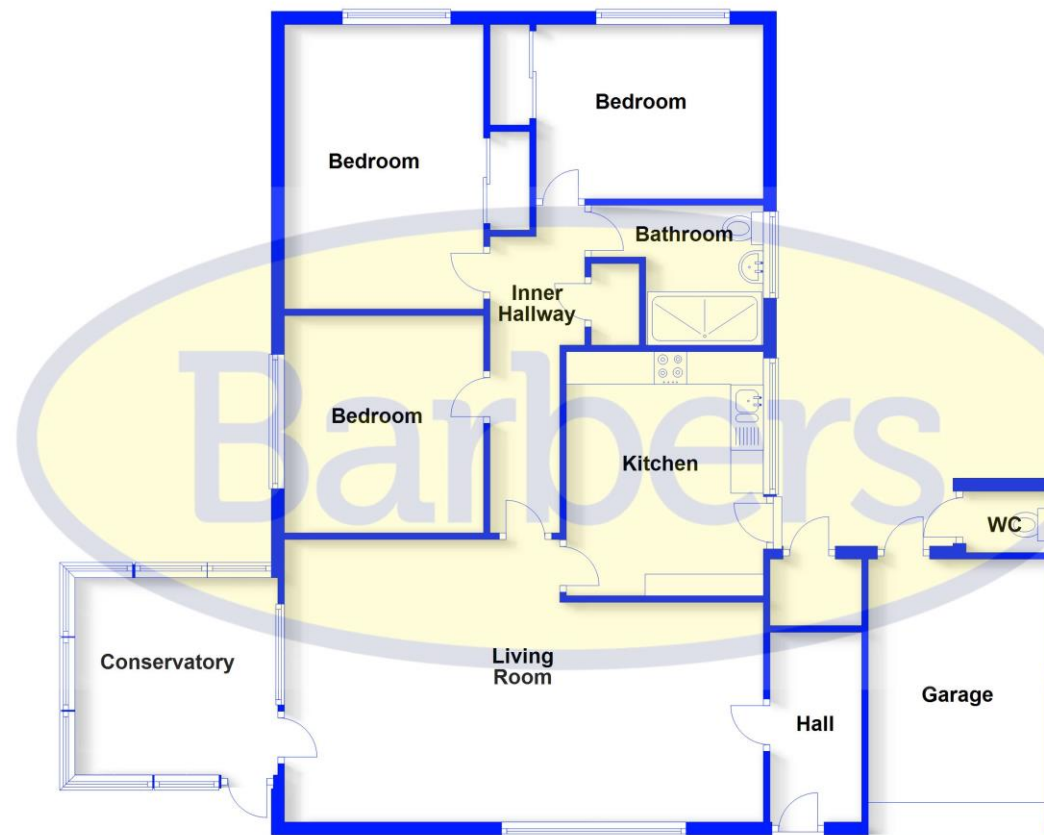
10' 9" x 9' 9" (3.28m x 2.97m)

## SHOWER ROOM

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

## Ground Floor

Approx. 1292.8 sq. feet



Total area: approx. 1292.8 sq. feet

Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



WHITCHURCH

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