



Pengwern House, 70a New Street, Frankwell, Shrewsbury, SY3 8JF

£299,995

A wonderful, spacious double fronted Grade II listed 5 bedroom town house offering accommodation over 3 floors including: Hall, Living Room, Sitting Room, Dining Room, Kitchen, 3 First Floor Bedrooms, Family Bathroom, Shower Room, 2 Second Floor Bedrooms, Attractive Courtyard Garden, GCH. Excellent Central Location.



The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Impressive entrance, entrance door with window above to

ENTRANCE HALL

Period tile flooring, radiator, cornice, staircase leads to First Floor Landing, door to

LIVING ROOM 17' 8" into bay x 12' 2" (5.38m x 3.71m)

Period cast iron fireplace with marble side slips and mantle, tiled hearth and fender, double radiator, cornice, ceiling rose, bay window to the front.

SITTING ROOM 13' 9" x 11' 5" (4.19m x 3.48m)

Period fireplace with decorative tiled inlay and open grate, double radiator, picture rail, cornice, walk in bay window to the front.

DINING ROOM 16' 0" x 10' 10" (4.87m x 3.30m)

An attractive room with with double french doors leading onto garden, sash windows overlooking garden, radiator, cornice, ceiling rose, double doors to

KITCHEN 15' 10" x 7' 8" (4.82m x 2.34m)

Fitted with range of matching units, glass fronted display units and shelving, laminated work tops with inset double drainer single bowl sink unit, deep tiled splash, integrated electric double oven, 5 ring gas hob with filter hood above, built in storage cupboard, sash window overlooks rear garden.

ATTRACTIVE, SPACIOUS FIRST FLOOR LANDING

Radiator, sash window to the front. Spindle and newel staircase leads to Second Floor Landing.

BEDROOM 1 12' 8" x 11' 9" (3.86m x 3.58m)

Period cast iron fire surround, radiator, sash window to the front.

BEDROOM 2 12' 5" x 10' 9" (3.78m x 3.27m)

Double radiator, sash window to the front.

BEDROOM 3 11' 10" x 11' 9" (3.60m x 3.58m)

White painted cast iron fireplace, radiator, sash window overlooking rear garden.

MAIN BATHROOM 11' 10" x 10' 10" (3.60m x 3.30m)

An attractive split level room with 3 piece suite including bath with mixer tap and shower

attachment, wash basin set to vanity unit with storage beneath, WC, double radiator, stain glass sash window, cupboard housing Glow-worm gas fired central heating boiler, half tiled walls.

SHOWER ROOM

Fitted with 3 piece suite including fully tiled shower cubicle with electric shower unit, wash basin, WC, radiator, fully tiled walls, extractor fan, sash window to rear.

SECOND FLOOR LANDING

A light airy space with Velux double glazed skylights enjoying magnificent roof tops views across the town, radiator, under eaves storage and large storage cupboard.

BEDROOM 4 14' 6" x 11' 9" (4.42m x 3.58m)

Velux double glazed sky light, 2 double built in wardrobes, double radiator, feature arched alcove with window to the side.

BEDROOM 5 14' 10" x 11' 0" (4.52m x 3.35m)

Radiator, 2 double built in wardrobes, double glazed skylight, feature arch recess with window to the side.

OUTSIDE - FRONT

The property is approached through wrought iron gate leading onto steps to pathway to entrance. Lawns to either side and enclosed by wall and wrought iron railings.

REAR GARDEN

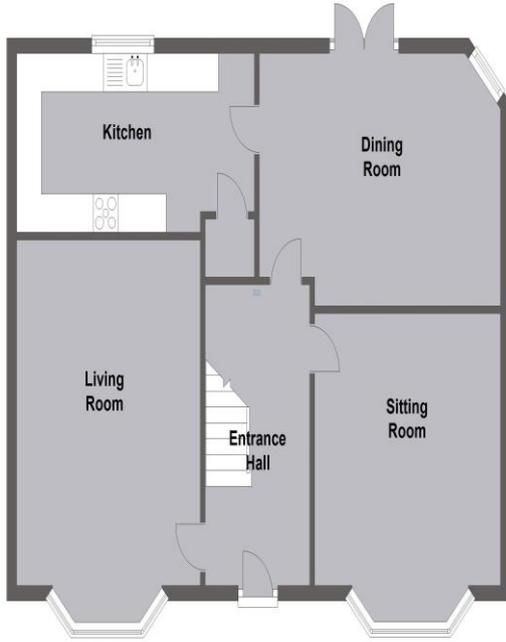
Extremely private rear garden enclosed by high level walls, offering attractive split level patios, raised shrub beds, external light point and cold water tap, large useful timber store, path to the side with gate leads to the front of the property.

TENURE Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your Solicitor.

VIEWING To arrange a viewing call in at our office or telephone 01743 248351.

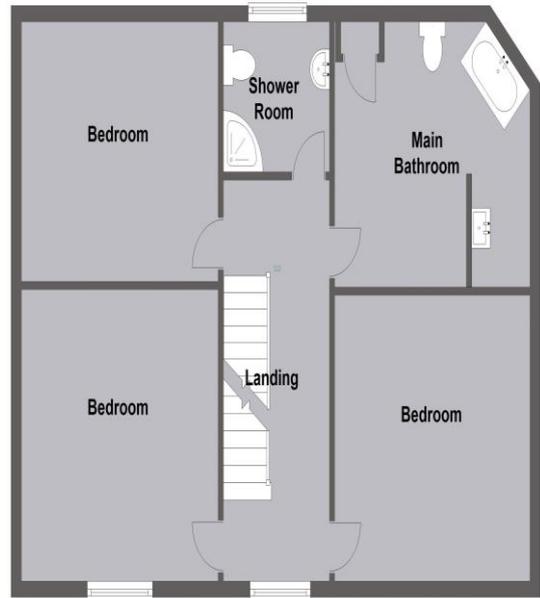
VACANT POSSESSION UPON COMPLETION

Ground Floor

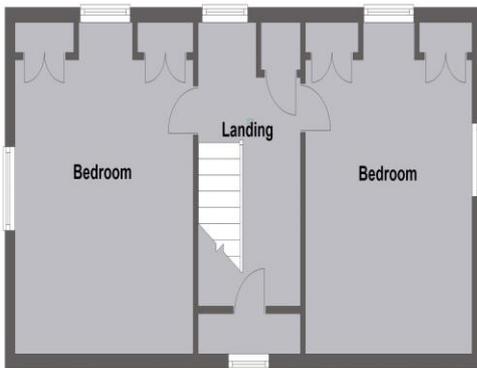


70a New Street, Shrewsbury

First Floor



Second Floor



Energy Performance Certificate

70a, New Street
SHREWSBURY
SY3 8JF

Dwelling type: Detached house
Date of assessment: 10 February 2011
Date of certificate: 14 February 2011
Reference number: 043-2530-5028-9799-1415
Type of assessment: RICSAP, existing dwelling
Total floor area: 182m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	438 kWh/m ² per year	377 kWh/m ² per year
Carbon dioxide emissions	13.3 tonnes per year	11.5 tonnes per year
Lighting	£154 per year	£101 per year
Heating	£210 per year	£166 per year
Hot water	£164 per year	£151 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve. To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

FLOOR PLANS FOR GUIDANCE ONLY



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages who is based at our office call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage