



Zaza Johnson & Bath
Estate Agents

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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

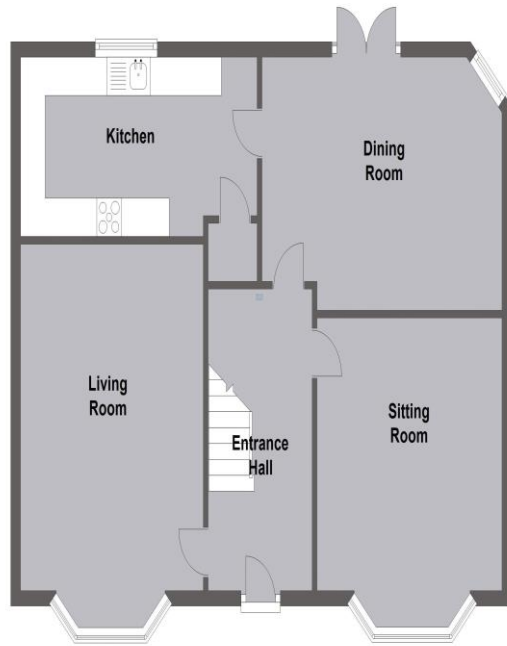
Extremely private rear garden enclosed by high level walls, offering attractive split level patios, raised shrub beds, external light point and cold water tap, large useful timber store, path to the side with gate leads to the front of the property.

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.

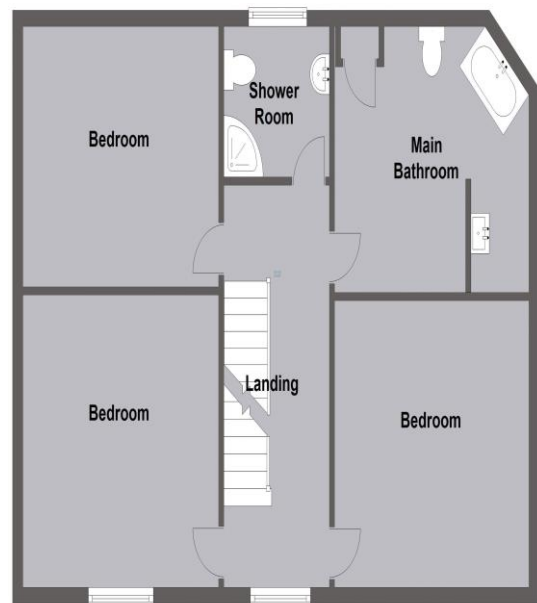
VACANT POSSESSION UPON COMPLETION

Ground Floor

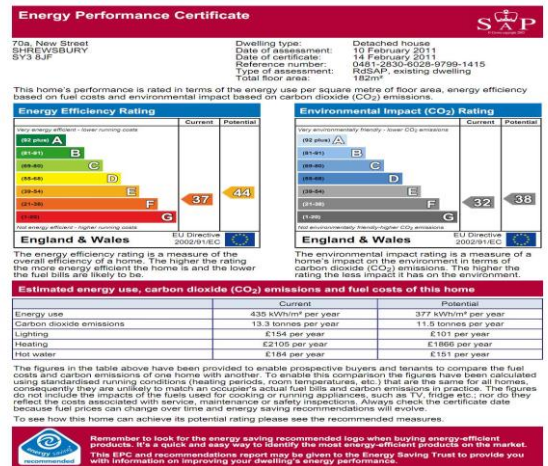
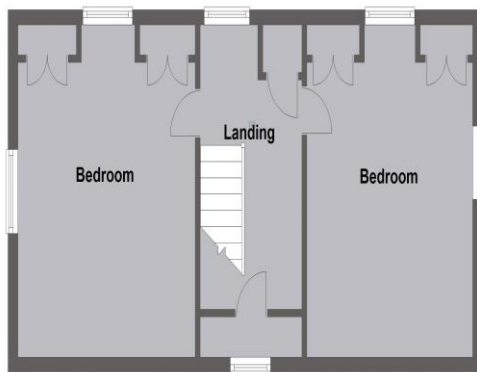


70a New Street, Shrewsbury

First Floor



Second Floor



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