

Town & Country

Estate & Letting Agents



8 Llys Close, Oswestry, SY11 2UZ

Offers In The Region Of £157,950

Town and Country Oswestry offer this well presented two bedroom mews style home to the market. The property is ideal for first time buyers and those looking for easy living on the edge of Oswestry town. There is off road parking and a good sized rear garden. Accommodation comprises a hallway, lounge, modern kitchen/ dining room, two bedrooms and a recently remodelled bathroom. Oswestry town centre is a five minute drive away offering all amenities, The property is well linked to good road networks and larger towns and cities.

Directions

From Oswestry Town Centre take the Salop Road heading out of town. Carry onto Shrewbsury Road turning left onto College Road, proceed past the Leisure Centre then taking the second turning on the right into Llys Road. Proceed along and turn left into Llys Close where the property will be seen on the left.

Hall

With a part glazed door to the front and stairs off to the first floor. A door leads through to the lounge.

Lounge 10'1" x 12'11" (3.09m x 3.95m)



The lounge has a window to the front with wood flooring, marble fireplace and gas fire inset and hearth. A door leads through to the kitchen.

Kitchen/Dining Room 13'1" x 8'9" (4.01m x 2.68m)



The kitchen/dining room has both a window and French doors to the rear, laminate flooring and under stairs cupboard. It consists of base and wall units with work surfaces over, stainless steel single bowl sink and mixer tap, electric oven, gas hob and chimney extractor fan. The kitchen also allows space for a fridge and plumbing for a washing machine. There is also a good sized under stairs storage.

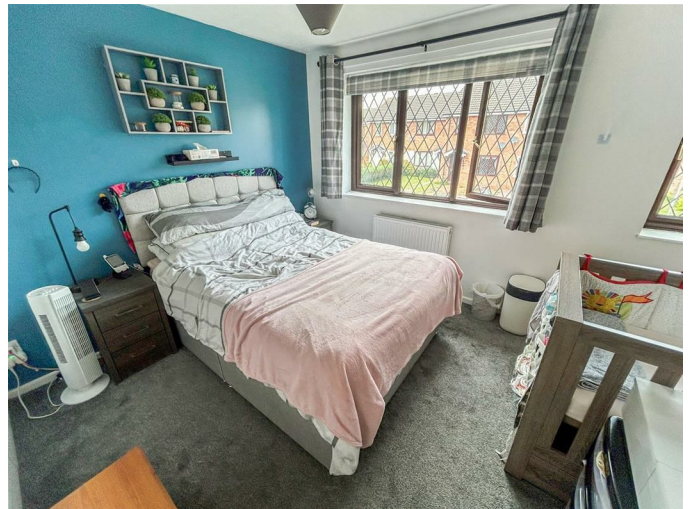
Additional Photo



Landing

The landing has an airing cupboard off with good storage. Doors lead to the bedrooms and the bathroom.

Bedroom One 13'1" x 9'1" (3.99m x 2.79m)



Bedroom one has two windows to the front, a built in double wardrobe and a radiator.

Bedroom Two 10'10" x 6'8" (3.32m x 2.04m)



Bedroom two has a window to the rear, wood flooring and a radiator.

Bathroom



The bathroom is fully tiled with a window to the rear and vinyl flooring. It consists of a panelled bath with mixer tap, mains powered shower over with two heads, bifold screen, wash hand basin and a W/C on a modern vanity with a mixer tap over, spotlights and a heated towel rail.

Front Garden

The front of the property has driveway parking.

Rear Garden



The rear garden is a superb size garden with fence panelling throughout. It consists of a patio, lawn and shed.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Services

The agents have not tested the appliances listed in the particulars.

Tenure/Council Tax

We understand the property is freehold, although

purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country Council and we believe the property to be in Band A

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

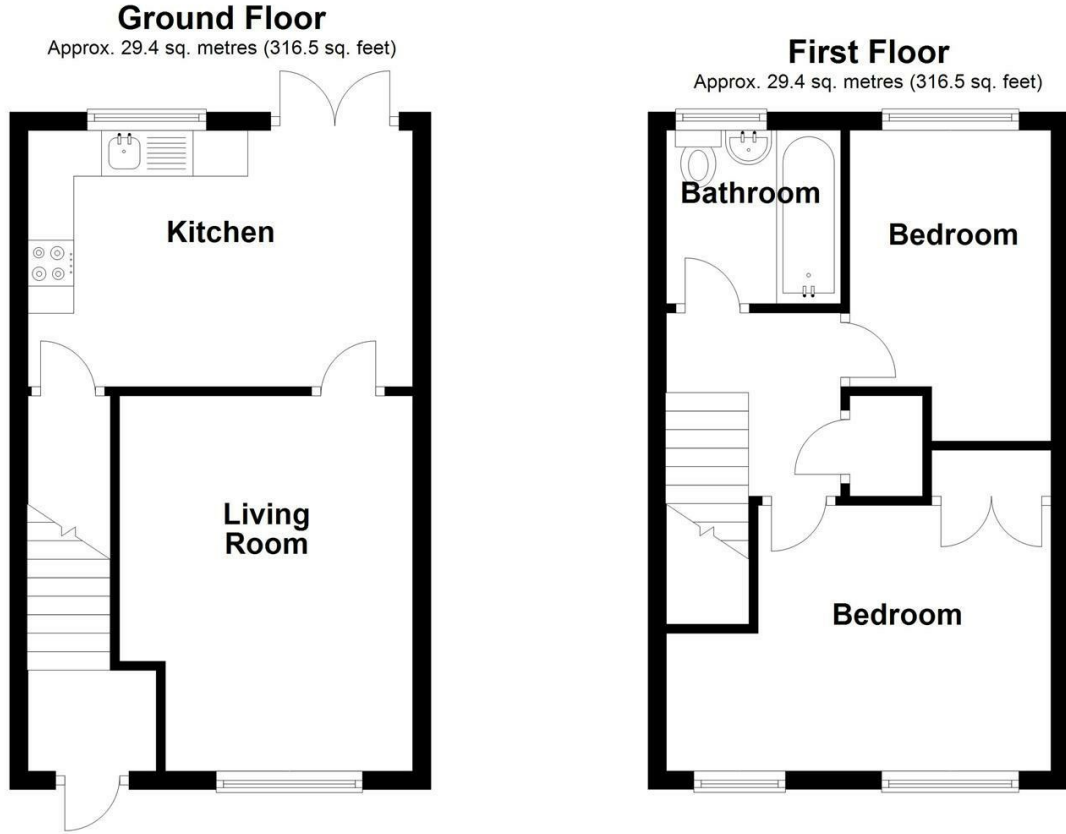
Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Floor Plan

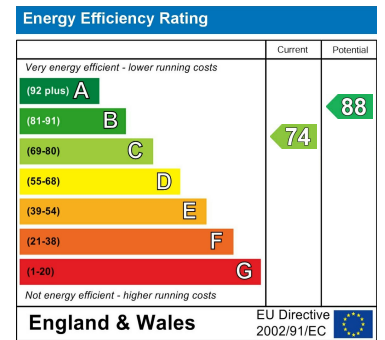


Total area: approx. 58.8 sq. metres (632.9 sq. feet)

Area Map



Energy Efficiency Graph



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