

# Town & Country

Estate & Letting Agents



**2 Llys Avenue, Oswestry, SY11 2XE**

**Offers In The Region Of £265,000**

Town and Country are pleased to bring to the market this charming three bedroom detached bungalow, boasting a spacious fully insulated garden room, perfect for enjoying the tranquillity of the garden all year round. The property features an open plan kitchen, dining and living space, three bedrooms and a family bathroom. The rear garden is a true highlight of this property, providing ample outdoor space and to the front a generous driveway for multiple vehicles and single garage. Situated on the outskirts of Oswestry, this home has all local amenities at your fingertips, whilst larger towns and cities further afield are still easily accessible.

## Directions

From our Willow Street office proceed out of town following the one way system back into the town centre along Oswald Road. At the junction with Leg Street turn left and continue to the mini roundabout, taking the second exit straight ahead onto Salop Road. Take the first turning on the left onto Middleton Road and continue along where the road becomes Cabin Lane. At the mini roundabout turn right onto College Road, then first left onto Llys Road. Follow the road around and turn left into Llys Avenue where the property will be seen on the right hand side.

## Accommodation Comprises:

### Hall



The bright and welcoming hall has a part glazed door to the side and side panel, radiator, wood flooring, store cupboard off, and loft hatch. Doors lead off to all the rooms.

### Lounge/Dining Room/Kitchen 16'4" x 21'1" (4.98m x 6.43m)



A fantastic spacious open plan living, kitchen and dining area, perfect for families or those who love to entertain. Having a large floor-to-ceiling window to the front with privacy screening, flooding the room

with lots of natural light, French doors to the side opening onto the garden, a further window to the front, wooden flooring and a radiator.

## Additional Photograph



### Kitchen



The well-equipped kitchen comprises fitted base units in gloss white, electric oven with induction hob and chimney extractor fan, plumbing for dishwasher and space for fridge/freezer, stainless steel double sink and mixer tap, worktops and upstands and useful fitted shelving above. Having a tiled floor, spotlights and door leading to the utility room.

### Utility Room 5'5" x 7'5" (1.66m x 2.27m)

A useful utility space with base units and shelving above. stainless steel double sink with mixer tap and tiled splashback, wall mounted gas boiler, plumbing for a washing machine, window to the side, a radiator and a part glazed door to the side leading out to the garden and tiled flooring.

### Bedroom Two 8'11" x 10'10" (2.72m x 3.32m)

A good sized double bedroom with a radiator and a window to the rear overlooking the garden.

### Bedroom One 11'10" x 8'7" (3.63m x 2.62m )



A sizeable double bedroom with a radiator and a large window to the rear with views onto the well maintained garden. This bedroom also benefits from a range of mirror fronted fitted wardrobes with rails and shelving offering plenty of storage.

### Bedroom Three 7'10" x 8'9" (2.41m x 2.68m)



The third bedroom has a full length window to the side to allow for plenty of light and a radiator.

### Bathroom



The modern, light family bathroom comprises a P-shaped bath with a mixer tap over, glass screen and Triton electric shower, wash hand basin with a mixer tap over and a W/C on a vanity. Having part tiled walls, tiled flooring, spotlights, extractor fan, shaver point, heated towel rail and two windows to the side.

### To The Front



The home has a generous gravelled driveway providing ample parking for several vehicles. The gardens are lawned and shrubbed with a paved path leading down to the property. There is a low brink boundary and gated side access.

### To The Rear

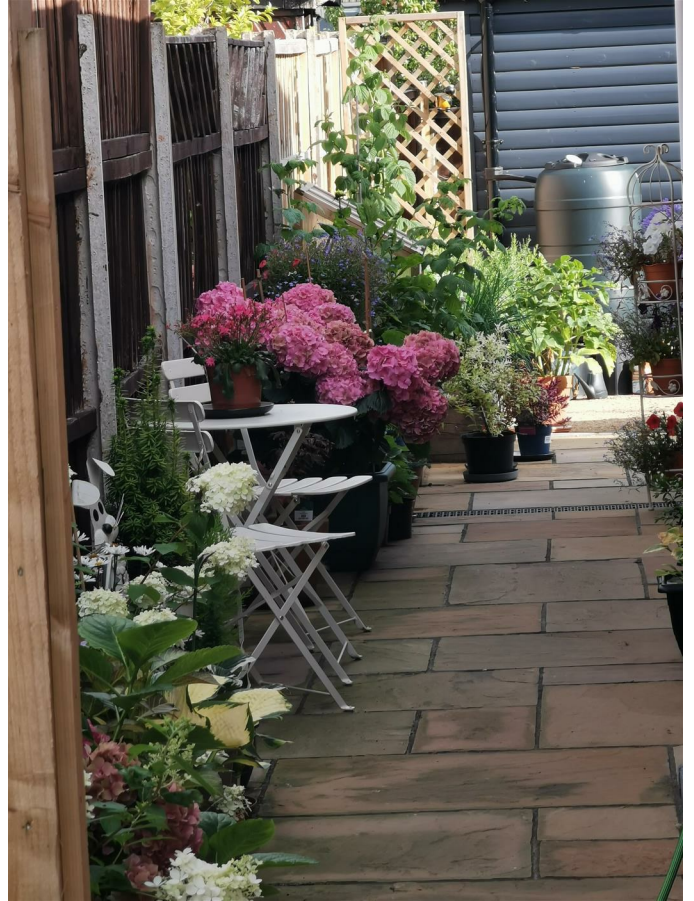


The rear garden is another great feature of this lovely property. Having an Indian stone paved patio ideal for relaxing and entertaining, outside taps and an outdoor power point, raised flower beds with an abundance of plants and specimen shrubs, a further patio at the far end of the garden all enclosed by fence panelling making it ideal for pets and children.

**Additional Photograph**



**Additional Photograph**



**Additional Photograph**



**Additional Photograph**



### Additional Photograph



### Rear View Of The Property



### Garden Room 15'4" x 11'5" (4.68m x 3.48m)



The property also has the benefit of a purpose built garden room which is fully insulated with double timber doors, heating and lighting making it a versatile space for all year round use. Currently used as an art studio but offering flexibility for a number of uses such as a home office or gym etc.

### Additional Photograph



### 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 and we believe the property to be in Band C.

### 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.

### 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.

### 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

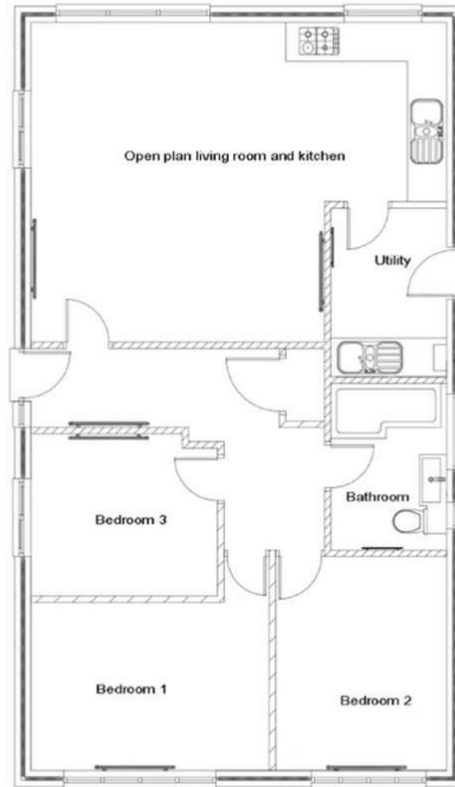
Saturday: 9.00am to 4.00pm

### **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.

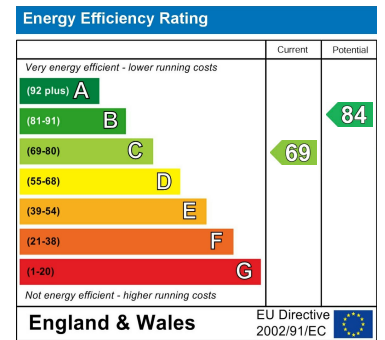
## Floor Plan



## Area Map



## Energy Efficiency Graph



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