

Town & Country

Estate & Letting Agents



103 Llwyn Road, Oswestry, SY11 1EW

Offers In The Region Of £299,950

WITH NO ONWARD CHAIN!! Located at the end of Llwyn Road overlooking open countryside on the edge of the charming town of Oswestry, this extensively extended property offers a perfect blend of modern living and spacious comfort. Built in 1955, the home has been thoughtfully updated to meet contemporary standards and offer a fantastic family home. Spanning an impressive 1,819 square feet, this residence boasts two inviting reception areas and a fantastic open plan kitchen, ideal for both relaxation and entertaining. The property features three well-proportioned bedrooms, providing ample space for family and guests. The highlight is the large loft room, which can serve as a versatile space for a home office, playroom, or additional living area. With three modern bathrooms, convenience is at the forefront, ensuring that morning routines and guest visits are effortlessly accommodated. Situated on the edge of town, this home offers a peaceful retreat while still being within easy reach of local amenities and services. The modern condition of the property means that it is ready for you to move in and make it your own without the need for extensive renovations. This delightful home is perfect for families or anyone seeking a spacious and stylish living environment in a desirable location. Don't miss the opportunity to view this exceptional property that combines comfort, space, and modernity in one attractive package.

Directions



From our Oswestry office proceed up Willow Street and turn right onto Castle Street. At the junction bear left onto Beatrice Street and follow the road out of town turning left onto Llwyn Road just before the small co op. Proceed along and go straight over the roundabout where the property will be seen on the left hand side at the end of road identified as the last house.

Accommodation comprises



Agents Note

We are informed by the sellers that all ground floor rooms and the loft room have built in bluetooth speakers. There is also CCTV showing the entire outside of the house.

Hallway



The hallway has a tiled floor, stairs leading to the first floor, understairs cupboard, built in storage cupboard and doors leading to the shower room and the kitchen.

Shower room

The modern shower room has a W/C, wash hand basin on a vanity with a mixer tap and part tiled floor. With a mains shower, extractor fan, part tiled walls and a window to the side.

Kitchen/ Dining/ Family room 17'4 x 20'3 (5.28m x 6.17m)



The impressive kitchen/ family/ dining room is a fantastic place to entertain and relax with lots of light and space to cater for everyone's needs. The kitchen area has a window to the front, fitted modern wall and base units with ceramic one and a half bowl sink and space for a cooker, chimney style extractor fan and space for appliances. (3.23m x 1.88m) The units extend into the room offering lots of space for cooking. The open plan kitchen/dining room area has further wall and base units and a central island offering lots of storage. With part tiled walls, spot lights, range style cooker, space for an American fridge and eye level microwave. There is

a focal fireplace with multi-fuel burner and open access leading to the lounge.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Fireplace

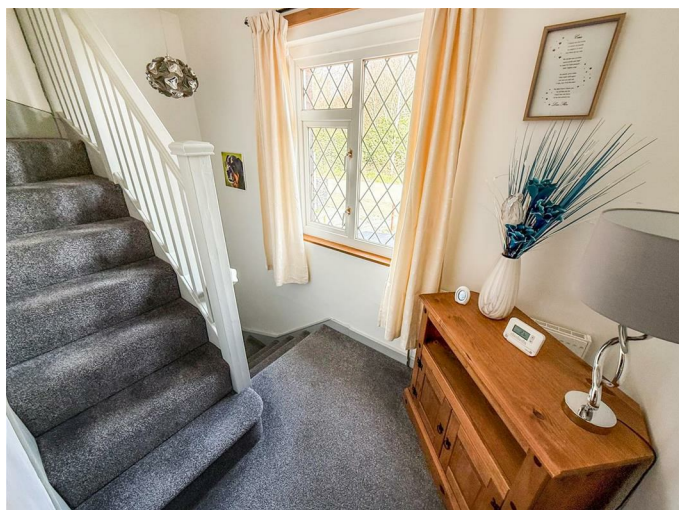


Lounge 21'7 x 10'2 (6.58m x 3.10m)



The bright lounge area has French doors leading out to the rear garden, tiled floor, spot lights and a window to the side.

Landing



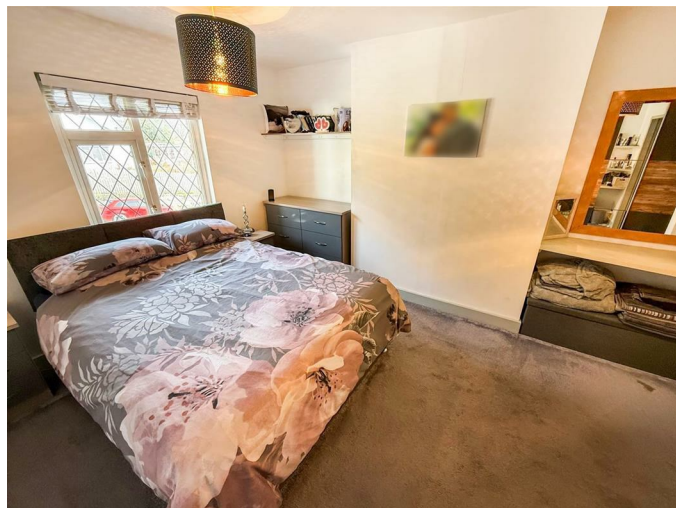
The landing has a window to the front, a radiator and stairs leading to the second floor. Doors lead to the bedrooms and bathroom.

Bedroom One 17'5 x 14'8 x 10'8 (5.31m x 4.47m x 3.25m)



A generous double bedroom with a window to the front and a radiator. The en suite is located at the far end of the bedroom.

Additional Photo



En-suite



The en suite area has a low level w.c., wash hand basin with a mixer tap over, shower cubicle with a

mains powered shower with two shower heads, tiled walls, tiled floor and a heated towel rail.

Bedroom Two 13'9 x 10'2 (4.19m x 3.10m)



The second double bedroom is also a great size and has a radiator and a window to the rear with great views.

Bedroom Three 14'7 x 7'6 (4.45m x 2.29m)



The third double bedroom is very light having a window to the rear with good views and French doors to the side with Juliette style balcony. There is also a radiator and area for wardrobes.

Bathroom

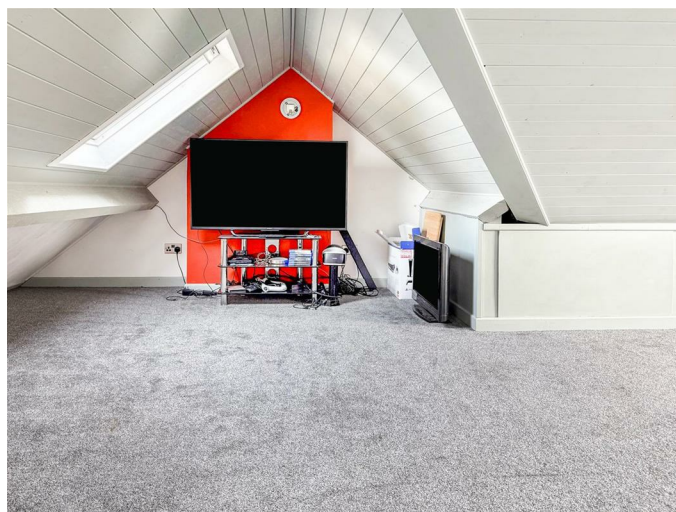


The well appointed family bathroom has a Roman style step over bath with tiled surround and shower with two shower heads (one hand held), low level w.c., wash hand basin on a modern vanity unit with a mixer tap over, tiled flooring, heated towel rail, a window to the side and an extractor fan.

Second floor landing

The second floor landing leads to the attic room with restricted head height.

Loft Room/ Bedroom Four 19'2 x 24'1 x 12'7 (5.84m x 7.34m x 3.84m)



A fantastic, versatile space ideal for a playroom, home gym etc having a Velux window to the front, radiator, window to the rear and Velux window to the side.

Additional Photo



To The Outside

The property is located at the far end of the houses on Llwyn Road and back onto open fields and countryside.

Front



To the front the garden is low maintenance with gated access off the road leading down to the front door. There is an Indian stone patio with raised flower beds and an outside tap.

Driveway



To the top side of the front garden is a driveway that leads down to the workshop. The gravelled driveway provides parking for several vehicles.

Rear Garden



The rear garden is another feature of the property being a good size and ideal for children and pets. There is an outside bath with hot and cold water supply, built in barbecue area and a large patio leading off from the lounge and kitchen perfect for entertaining. A gate leads onto Gatacre playing fields and fence panelling encloses the garden. There is also gated side access to the front garden and steps up to the workshop.

Additional Photo



Additional Photo



Workshop 15'2 x 10'0 (4.62m x 3.05m)



The workshop has power and lighting, double timber doors to the front and a window to the rear.

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 B.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

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, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

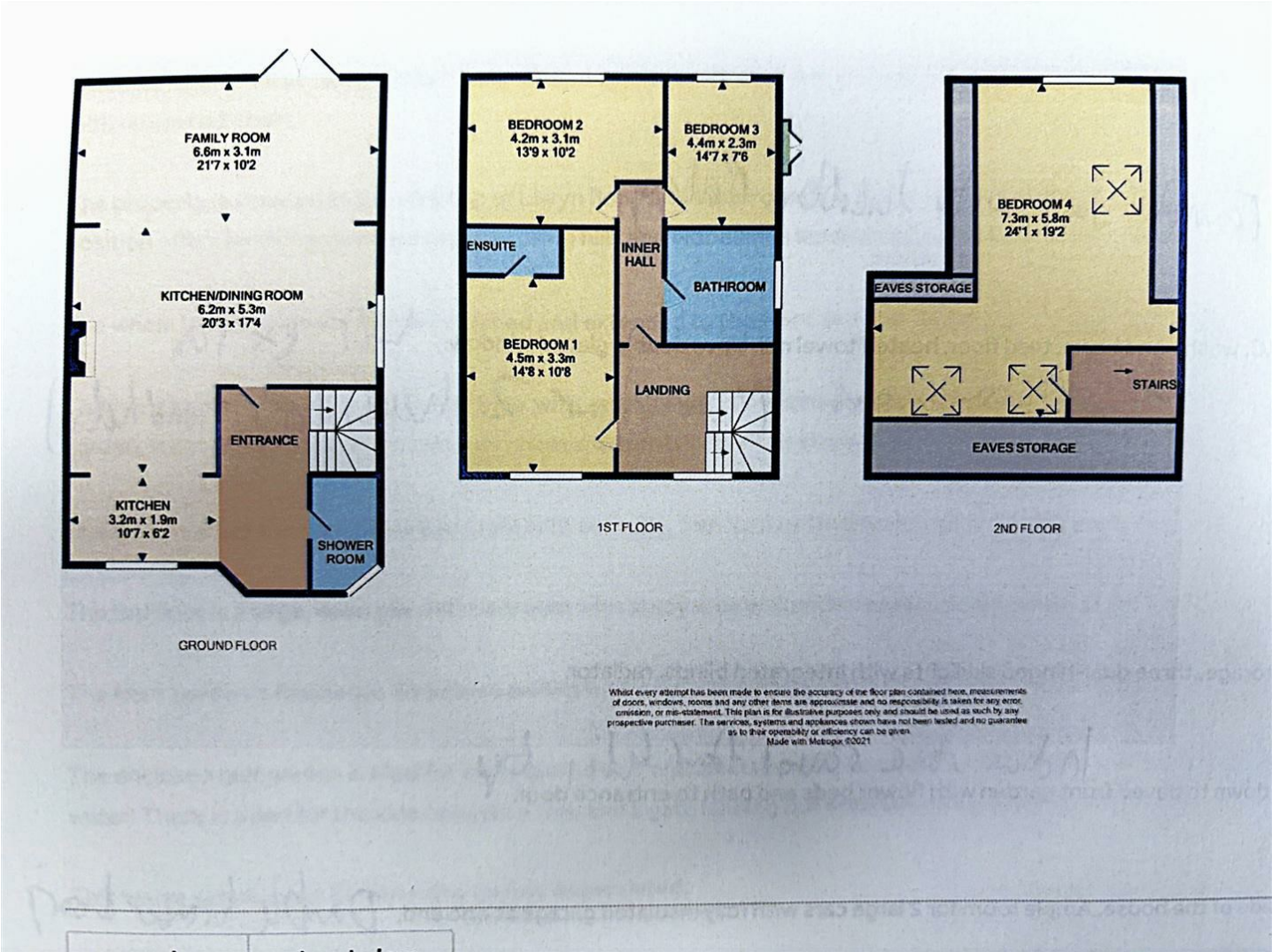
Additional Information

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.

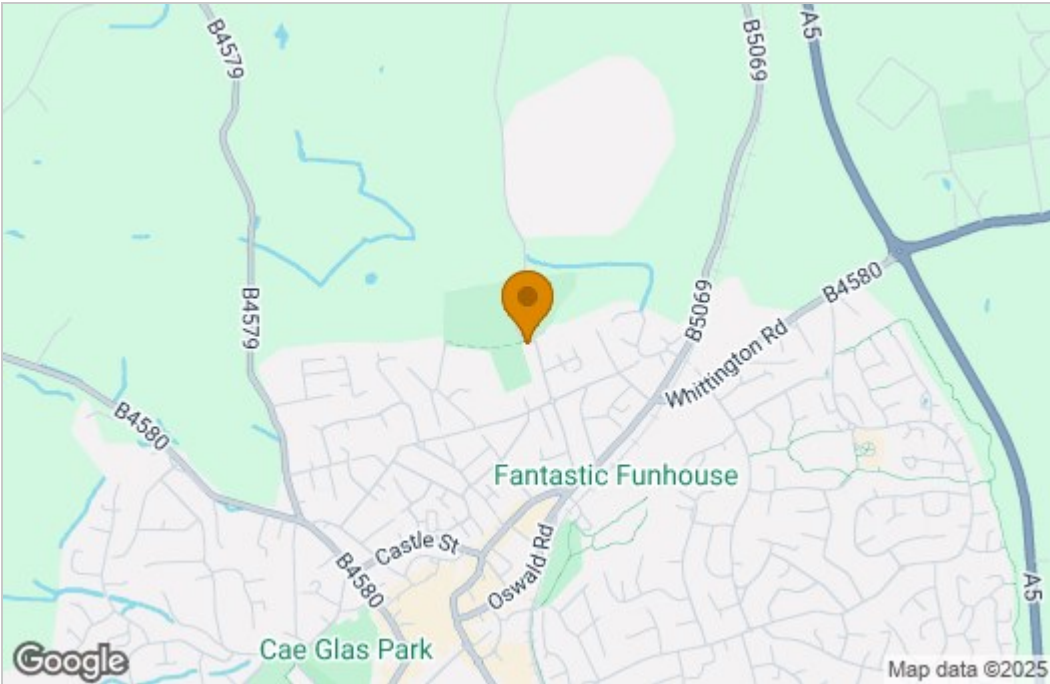
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most

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.

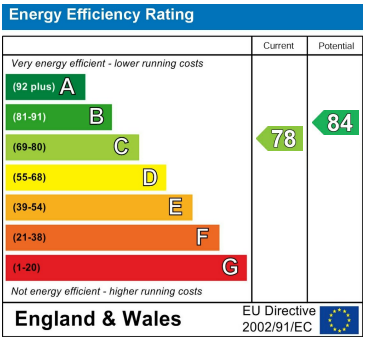
Floor Plan



Area Map



Energy Efficiency Graph



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