

Town & Country

Estate & Letting Agents



8 Llwyn Road, Oswestry, SY11 1EL

Offers In The Region Of £147,500

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this immaculate two bedroom end of terrace town house to the market. The property has undergone a scheme of renovation to include a new kitchen, new bathroom, full redecoration and new carpets throughout. The property has upvc double glazed windows and gas central heating. Located in Llwyn Road, the town centre is just a short walk away offering every day amenities and facilities. A perfect home for those looking for a first time buy or downsizing being in 'walk in' condition and well presented. A must see buy!!

Directions

From our Oswestry office proceed up Willow Street and turn right onto Castle Street. Follow the road along turning left on the one way system. Follow the road out of the town and take the left into Llwyn Road where the property will be found on the right hand side.

Accommodation Comprises

Lounge 12'6" x 10'2" (3.82m x 3.10m)



The bright lounge has a square bay window to the front, radiator, a part glazed door to the front, fireplace provision with an oak beam over and an archway leading through to the dining room.

Additional Photo



Dining Room 11'10" x 8'9" (3.63m x 2.68m)



The good sized dining room has a window to the rear, under stairs storage cupboard, built in alcove cupboard, fireplace provision with an oak beam over, a window to the rear, stairs leading to the first floor and an archway leading through to the kitchen.

Kitchen 9'3" x 6'2" (2.83m x 1.90m)



The well appointed kitchen is fitted with a modern range of base and wall units with contrasting work surfaces and upstands over, stainless steel sink with a mixer tap over, plumbing for a washing machine, radiator, vinyl flooring, electric oven, ceramic hob, contemporary extractor fan over with glass splashback, space for a fridge, wall mounted concealed Worcester gas fired boiler, a window to the side and a door leading to the utility.

Utility Room 6'3" x 5'3" (1.93m x 1.62m)



The utility room has a window to the side, a glazed door to the rear garden, radiator and vinyl flooring with space for appliances.

To The First Floor



The landing area has a loft hatch and doors leading to the bedrooms and the bathroom.

Bedroom One 12'7" x 10'2" (3.85m x 3.10m)



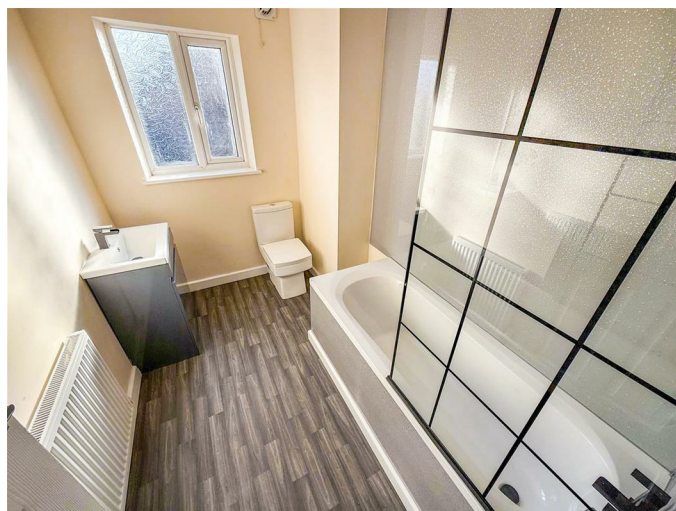
A good sized double bedroom with a window to the front and a radiator.

Bedroom Two 11'10" x 6'0" (3.62m x 1.84m)



The second bedroom has a window to the rear and a radiator.

Family Bathroom 9'4" x 6'2" (2.87m x 1.90m)



The lovely bathroom has a paneled bath with a black mixer tap over and matching glazed screen, low level w.c., wash hand basin on a vanity unit with a black mixer tap over, a window to the rear, aqua paneling, Triton electric shower over the bath, radiator, vinyl flooring, extractor fan and spotlighting.

To The Outside

To the front of the property there is a small courtyard area with brick wall boundary and garden gate.

To The Rear



To the rear there is an enclosed yard area ideal for sitting out and entertaining. There is also a brick built outhouse ideal for a home office having a low level w.c. installed.

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.

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.

To Book a Viewing

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

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 A.

Services

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

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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

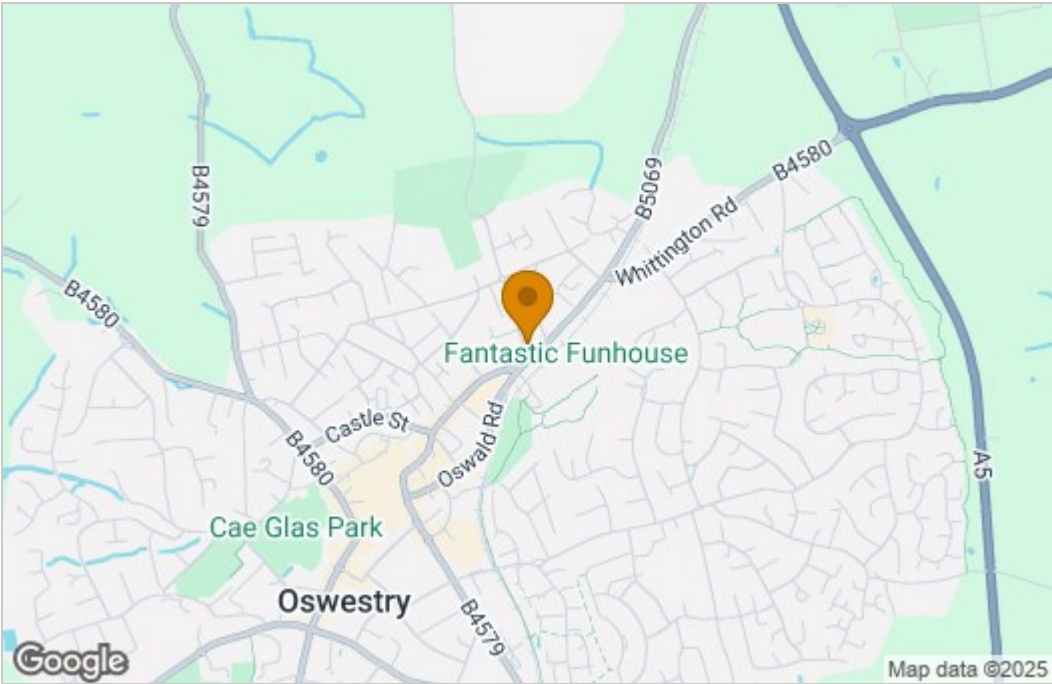
Additional Information

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.

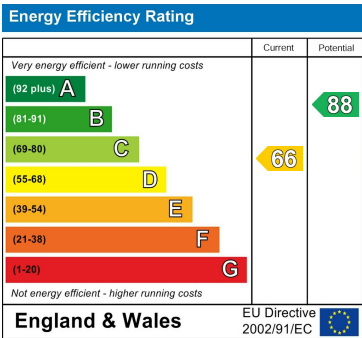
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk