

# Town & Country

Estate & Letting Agents



**26 Llys Close, Oswestry, SY11 2UZ**

**Offers In The Region Of £105,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this spacious one bedroom property to the market. Located in Llys Close on the edge of the town of Oswestry, all amenities are close at hand including shops, public transport and good road links. The property comprises a lounge, kitchen, shower room and a double bedroom. An ideal first time buy/ investment or for some one looking to downsize. A very easy property to look after in a well maintained condition. There is a small garden area to the front along with off road parking.

## Directions

From the Town Centre take the Salop Road heading out of Oswestry. Carry onto the Shrewsbury Road turning left onto College Road, after the Leisure Centre take the second turning on the right into Llys Road. Proceed along turning left into Llys Close where the property is on the left hand side in the top corner of the cul de sac.

## Accommodation Comprises

**Lounge 14'8" x 10'0" (4.48m x 3.06m)**



The lounge has a part glazed door to the front, a window to the front, gas fire on a marble hearth, stairs leading to the first floor and an archway leading into the kitchen.

**Kitchen 11'7" x 5'3" (3.55m x 1.62m)**



The kitchen is fitted with base and wall units with work surfaces over, plumbing for a washing machine, stainless steel sink, vinyl flooring, space for appliances, part tiled walls and an under stairs cupboard.

## First Floor Landing

The first floor landing has an airing cupboard with the hot water tank, loft hatch and doors leading to the shower room and the bedroom.

## Wet Room



The wet room has a window to the front, wash hand basin on a vanity unit with a mixer tap over, low level w.c., shower area with a sealed floor and a Mira electric shower, aqua panelling, wall heater and an extractor fan.

**Double Bedroom 11'7" x 9'8" (3.54m x 2.96m)**



The good sized double bedroom has a window to the front and a built in double wardrobe.

## To The Outside

To the front of the property there is an enclosed patio area with bin store and fence panelling. A canopy porch leads to the front door and there is allocated off road parking.

## 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, 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 5.00pm

Saturday: 9.00am to 2.00pm

### **Additional Information**

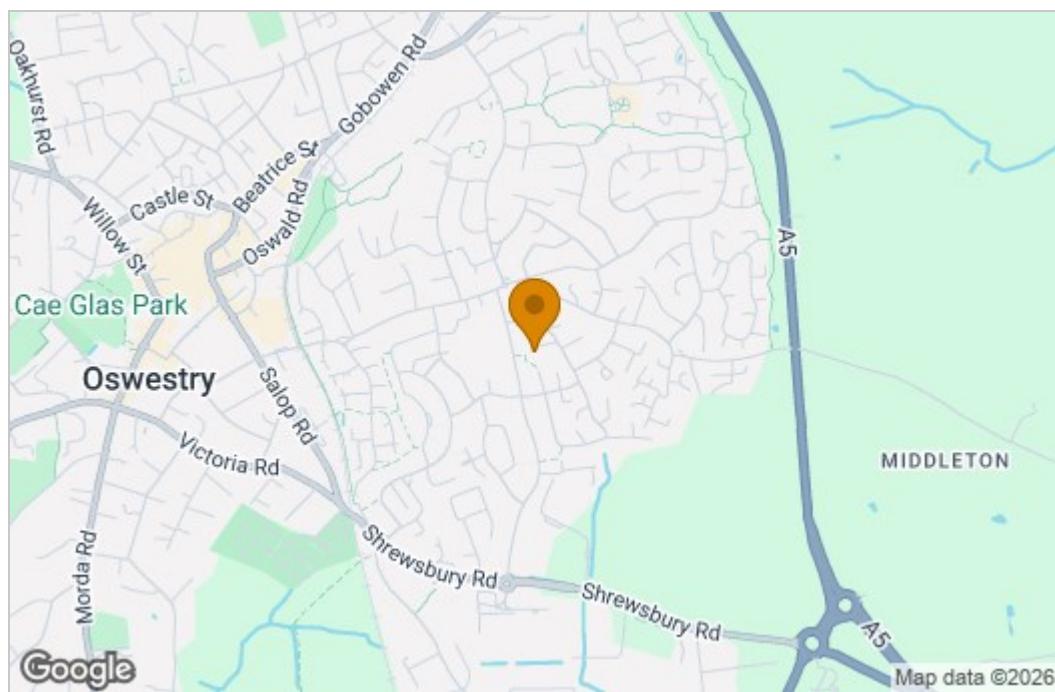
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

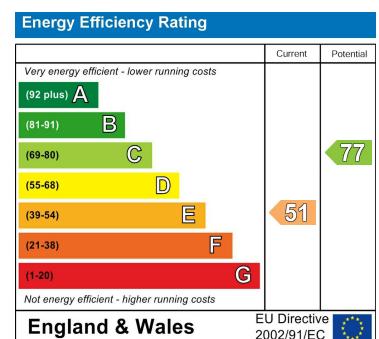
Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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