

Town & Country

Estate & Letting Agents



49 Cae Onan, Oswestry, SY10 9PX

Offers In The Region Of £279,000

Located in the charming area of Cae Onan, Morda, Oswestry, this stunning modern three-storey townhouse offers an exceptional living experience. With four well-appointed bedrooms, including a master suite with an en suite bathroom, this property is perfect for families or those seeking extra space. The interior boasts immaculate presentation throughout, showcasing contemporary design and thoughtful finishes that create a warm and inviting atmosphere. The spacious reception room provides an ideal setting for relaxation or entertaining guests with the benefit of a balcony with views, while the additional bathrooms ensure convenience for all residents. One of the standout features of this home is the breathtaking views over open fields to the rear, allowing you to enjoy the beauty of nature right from your own living space. The property also benefits from a garage and a driveway, providing ample parking for up to three vehicles, which is a rare find in such a desirable location. This townhouse not only offers modern comforts but also a sense of community, making it an ideal choice for those looking to settle in a peaceful yet accessible area. With its blend of style, space, and stunning surroundings, this property is a must-see for anyone seeking a new home in Oswestry.

Directions

From our office in Oswestry proceed up Willow Street turning left onto Welsh Walls. Follow the road around and turn left towards the traffic lights. At the lights turn right into Upper Church Street following this road into Morda. At the crossroads turn right into Trefonen Road and proceed up the road turning left on to the modern development. Proceed to the end where the property can be found on the left hand side.

Accommodation Comprises



Hallway



The inviting hallway has a built in cupboard, coved ceiling, under stairs storage area, laminate flooring,

stairs leading to the first floor, radiator and doors to the ground floor rooms.

Cloakroom



The remodelled cloakroom is fitted with a low level WC, wash hand basin on a modern vanity with a mixer tap over, modern radiator, wood flooring and an extractor fan.

Utility Room 7'11" x 6'2" (2.43m x 1.88m)



The utility room has wood flooring, fitted base and wall units with work surfaces over, plumbing for a washing machine and dryer, coat hooks and space for a fridge.

**Kitchen/Dining/ Family Room 16'4" x 17'10" max
(4.98m x 5.46m max)**



Additional Image



A lovely bright room ideal for entertaining having a window to the rear, patio doors to the rear leading out onto the rear garden, a good range of remodelled base and wall fitted kitchen units in a modern navy blue colour with contrasting work surfaces, plinth lighting and upstands over, 1½ bowl sink and mixer tap, eye level Zanussi double oven, gas hob, chimney extractor fan, integrated Zanussi dishwasher, wood flooring, upstanding, a breakfast bar, a radiator, covered ceiling and spot lights.

Additional Image



Additional Image



First Floor Landing



The first floor landing has a radiator, doors leading to the bedroom and lounge and stairs leading to the second floor.

Lounge 16'2" x 13'6" (4.93m x 4.13m)



Another good sized, bright room having a window to the rear, French doors to the rear leading on to the balcony taking in the stunning rural views, two radiators, wood flooring and a coved ceiling.

Additional Image



Balcony & Views



Bedroom One 14'2" x 10'7" (4.32m x 3.25m)



A large double bedroom having two windows to the front, mirror fronted wardrobes, a radiator, wood flooring and a door leading to the en-suite.

Additional Image



En-suite



Having a double shower cubicle with mains powered shower, wash hand basin with a mixer tap, WC, a radiator, shaver point, spot lights, modern vinyl flooring and an extractor fan.

Second Floor Landing

Having an airing cupboard with shelving and a Worcester Combination Boiler. Loft access. Doors lead to the three bedrooms and family bathroom.

Bedroom Two 16'2" x 8'11" (4.95m x 2.72m)



Another large double bedroom with a window to the front with far reaching views, wood flooring and a radiator.

Bedroom Three 9'8" x 12'1" (2.96m x 3.69m)



With a window to the rear with stunning rural views, wood flooring and a radiator.

Bedroom Four 8'4" x 7'10" (2.56m x 2.40m)



With a window to the rear with super views, wood flooring and a radiator.

Bathroom



The remodelled family bathroom has a panelled bath with a mixer tap over, a glass screen and mains shower with two heads over, low level WC, wash hand basin on a modern vanity with a mixer tap over, tile effect wall panelling, heated towel rail, spot lights, wood style flooring and an extractor fan.

Garage

There is an integral garage with an up and over door, power and lighting. (please note that part of the garage has been used to create the utility room).

To the Front of the Property

A double width driveway provides parking and access to the integral garage.

Rear Garden



The south facing enclosed rear garden overlooks open countryside and has an Indian stone patio ideal for those warm summer days to sit out and relax. There is an artificial lawn, Indian paving pathway which leads to the gated rear access and outside lighting and tap.

Additional Image



Views To The Rear



Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Money Laundering Regulations

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Town and Country Services

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, [Zoopla](http://Zoopla.com), 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 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.

Tenure/Council Tax

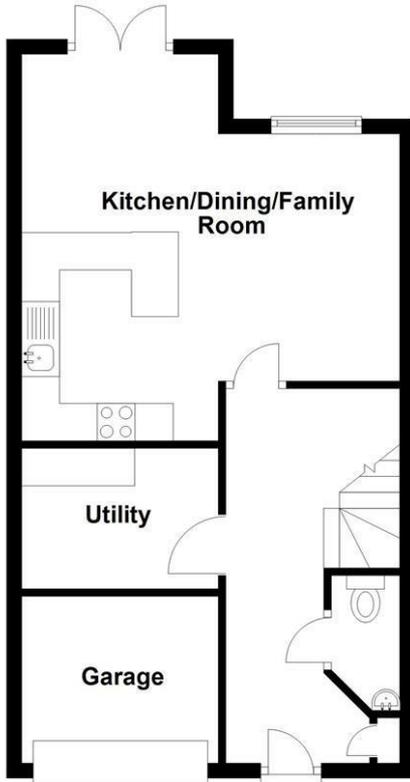
We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band C.

Floor Plan

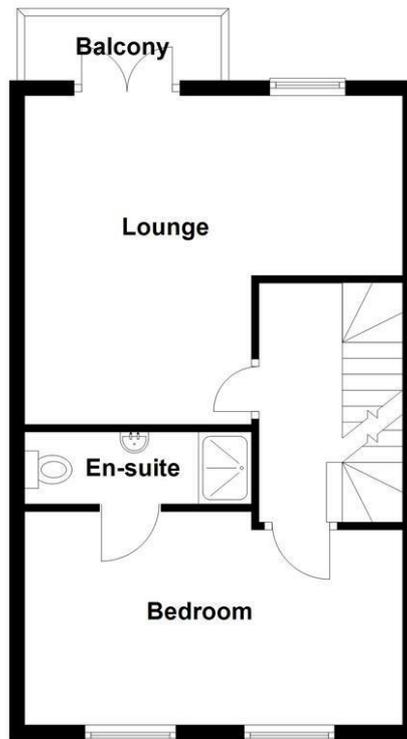
Ground Floor

Approx. 44.8 sq. metres (481.8 sq. feet)



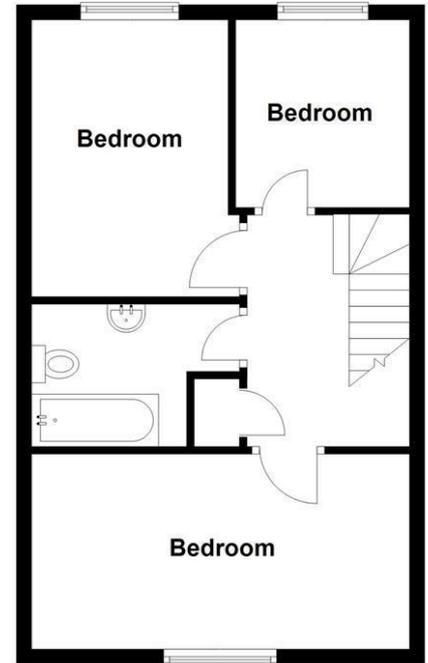
First Floor

Approx. 42.0 sq. metres (452.1 sq. feet)



Second Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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