Town & Country

Estate & Letting Agents









45 Llwyn Road, Oswestry, SY11 1EJ

Offers In The Region Of £165,000

NO ONWARD CHAIN!! Located on Llwyn Road in the charming town of Oswestry, this well-presented mid-terrace mews style home offers a delightful living experience. With two spacious double bedrooms, this property is perfect for first-time buyers, investors, or families seeking a comfortable abode. Upon entering, you will find a welcoming reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The layout of the home is thoughtfully designed, ensuring that every space is utilised effectively. The property boasts a pretty rear garden, a lovely outdoor space where you can unwind, enjoy a morning coffee, or host summer barbecues. The garden adds a touch of tranquillity to the home, making it a perfect retreat after a busy day. Situated on the edge of town, this home is conveniently located close to local amenities, ensuring that you have everything you need within easy reach. Whether you are looking for shops, schools, or recreational facilities, you will find them just a short distance away. This charming mews style home is not only well-suited for those entering the property market but also presents a fantastic opportunity for investors looking to expand their portfolio. With its appealing features and prime location, this property is a must-see for anyone seeking a delightful home in Oswestry.

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 left hand side.

Accommodation Comprises

Hallway



The hallway has a part glazed door to the front with side panels, a window to the front, a radiator, wood floor. With doors leading to the lounge, kitchen and cloak room and stairs leading off to the first floor.

Cloakroom



The cloak room has a window to the front, a corner wash hand basin with tiled splash back, w/c and wood flooring.

Lounge/ Dining Room 16'2" x 10'9" (4.95m x 3.30m)



The good sized lounge/dining room has a window to the front and to the rear, a radiator and coved ceiling.

Additional Photograph



Kitchen 13'1" x 8'8" (4.00m x 2.65m)



The kitchen has a window to the rear, fitted wall and base units with work surface over and part tiled

walls. There is a built in Zanussi oven, a built in Smeg hob with a Smeg extractor chimney over, a stainless steel single sink with mixer tap over, plumbing for a washing machine, space for a fridge/freezer, vinyl flooring, a radiator and a breakfast bar to the side. A door leads through to the rear lobby area.

Additional Photograph



Rear Lobby

The rear lobby has an understairs cupboard with a gas boiler, vinyl floor and a door leading out to the rear garden.

To The First Floor



The landing has an airing cupboard, doors leading to the bedrooms and bathroom and a window to the rear overlooking the garden.

Bedroom One 12'11" x 10'7" (3.95m x 3.25m)



The main double bedroom has a window to the front, a radiator and a dressing room area off with a window to the rear that would potnetially be ideal for an en-suite.

Additional Photograph

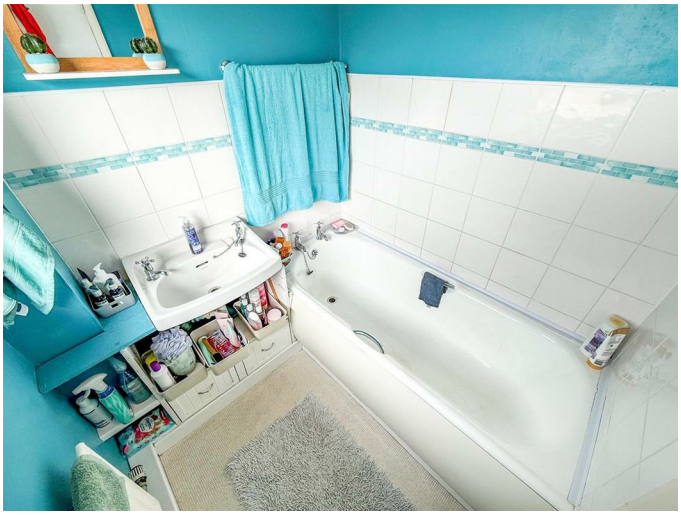


Bedroom Two 11'11" x 7'6" (3.65m x 2.30m)



The second bedroom has a window to the front, a radiator and a large built in cupboard.

Family Bathroom



The bathroom has a window to the rear, a wash hand basin, a bath, vinyl floor, a radiator and part tiled walls.

To The Front

To the front of the property is a lawned area which a path leading to the property.

To The Rear



To the rear of the property are lawned and shrubbed garden areas, an outside tap, a patio area with raised flower beds. There is a green house off to the side and a path leading through to the rear of the garden with a further seating area.

The Gardens



Patio Area



Additional Photograph



Additional Photograph



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.

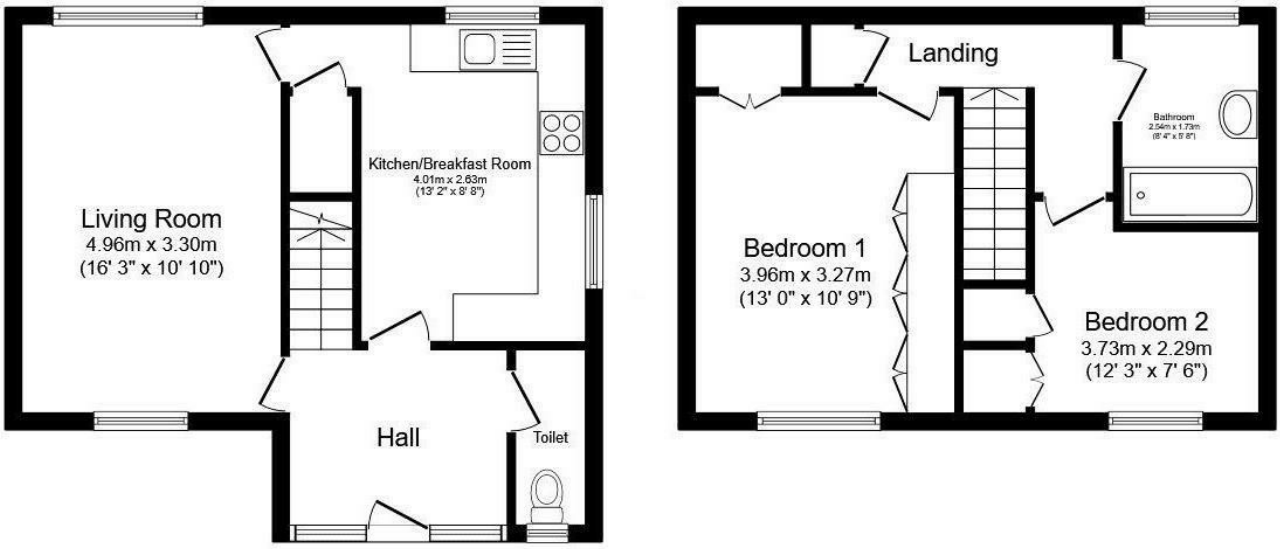
Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
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 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

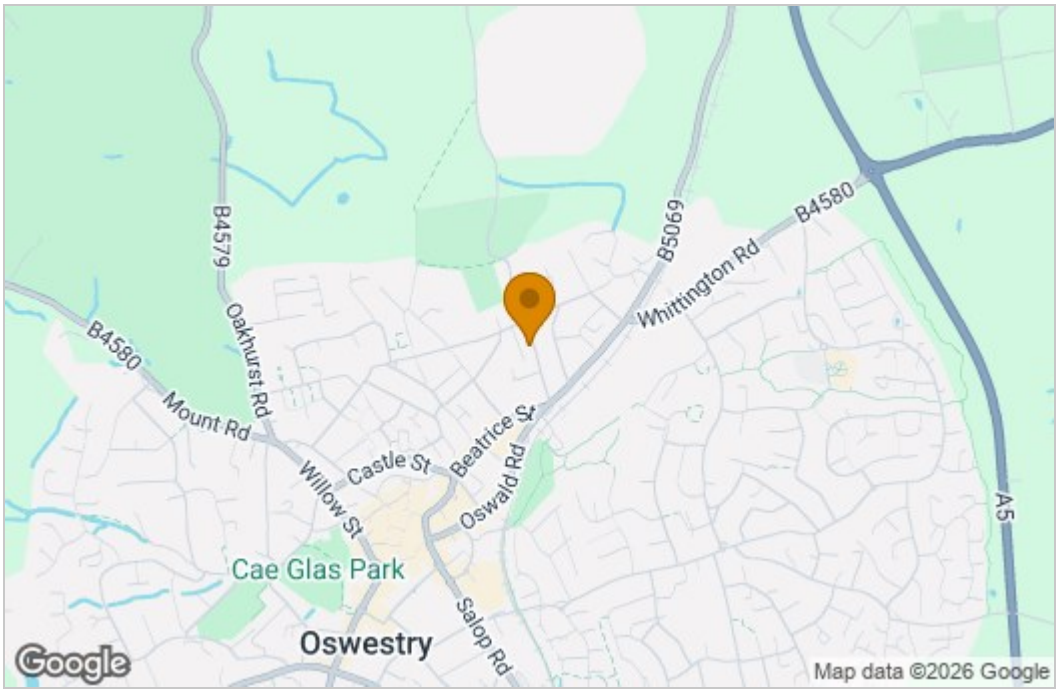


Ground Floor **First Floor**

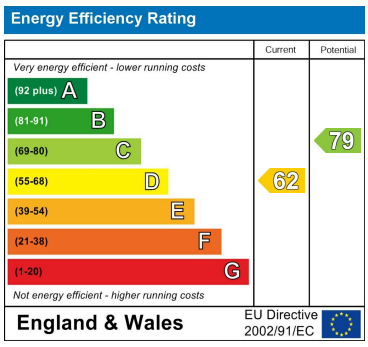
Total floor area 74.8 sq.m. (806 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

Area Map



Energy Efficiency Graph



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