Town & Country

Estate & Letting Agents

6 Brynhafod Road, Oswestry, SY11 1RR

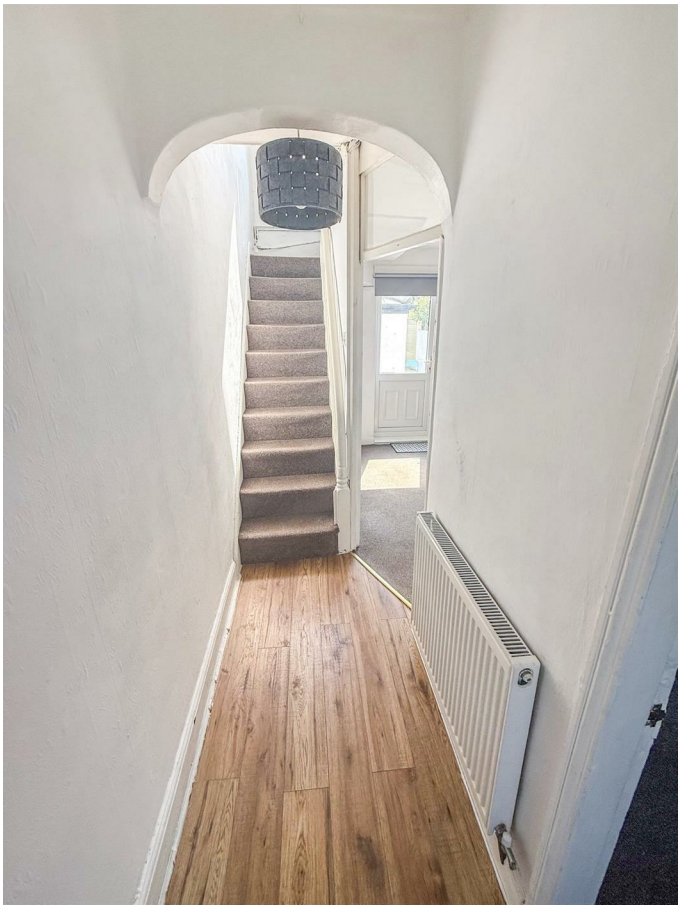
Offers In The Region Of £166,000

WITH NO ONWARD CHAIN!! This charming and deceptively spacious period home believed to date back to the 1870's is ideally situated just a two-minute walk from Oswestry town centre, offering a wonderful blend of character, convenience, and modern-day living. Arranged over three floors, the property boasts two reception rooms, a modern fitted kitchen, study nook, cloakroom, cellar, two double bedrooms, and a contemporary family bathroom. Combining period charm with a highly convenient location just a stones throw from Cae Glas Park, this delightful home is perfectly suited to first-time buyers, downsizers, or anyone seeking a character property within easy walking distance of Oswestry's many amenities.

Directions

From our Oswestry office proceed up Willow Street and turn left onto Welsh Walls. Proceed along and turn right onto Brynhafod Road. Proceed along Brynhafod Road for approximately 100m where the entrance to numbers 5,6 & 7 will be found on the right hand side identified by our For Sale board.

Hallway



A welcoming entrance hall with a partially glazed front door, attractive wood flooring, a radiator, and stairs leading to the first-floor. Doors lead to the lounge and the dining room.

Lounge 8'6" x 10'1" (2.61m x 3.08m)

A comfortable lounge featuring a front-facing window, radiator, electric fire set upon a slate hearth, and a built-in alcove cupboard providing convenient storage.

Dining Room 10'10" x 9'2" (3.32m x 2.81m)

The dining room benefits from two built-in cupboards, one housing the Glow-worm gas boiler, together with a radiator and a partially glazed door with side panel providing access to the rear. A door leads through to the lobby area.

Lobby

The lobby offers access to the side of the property and includes a door leading to the cellar below and opens onto the kitchen.

Kitchen 11'4" x 6'10" (3.47m x 2.09m)

The well appointed kitchen is fitted with a range of wall and base units with complementary work surfaces and upstands. There is an electric oven with a ceramic hob and glass splash back, plumbing for a washing machine, and a recess suitable for a fridge. Additional features include a side-facing window, vinyl flooring, and a radiator. A door leads out to the garden and a door leads through to the study nook.

Additional Image

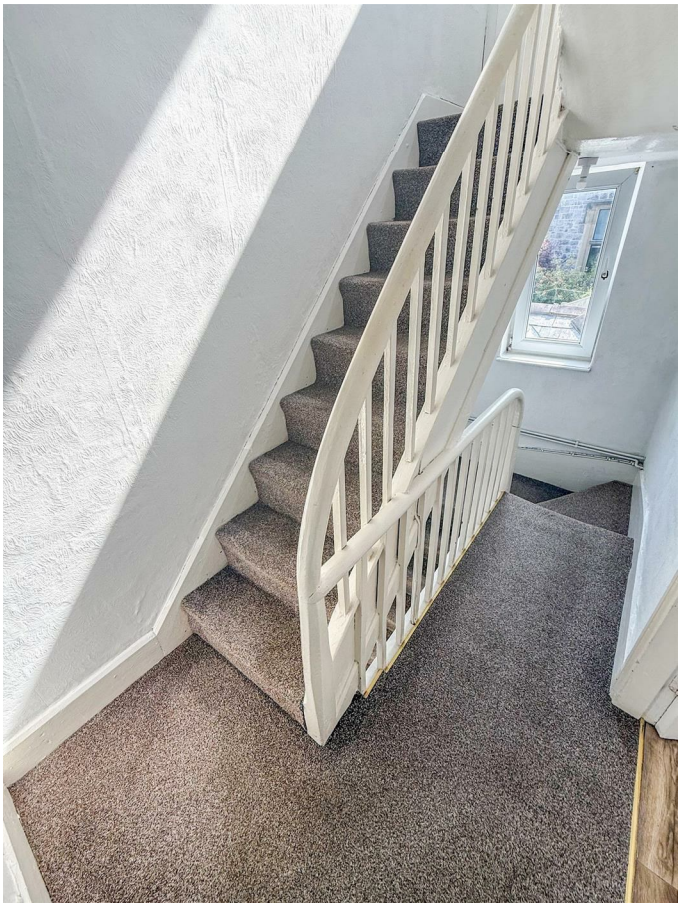
Study Nook 4'4" x 6'11" (1.33m x 2.11m)

A very versatile space having a window overlooking the rear garden, vinyl flooring, and a breakfast bar creating a useful study area. There is plumbing for a washing machine and a door leading through to the cloakroom.

Cloakroom

The cloakroom comprises a WC, a wash hand basin with mixer tap set within a vanity unit and vinyl flooring.

First Floor Landing



The landing benefits from a rear-facing window, allowing for natural light, and features a beautiful staircase with curved bannister leading to the second-floor landing.

Bathroom 8'10" x 7'11" (2.70m x 2.42m)

The family bathroom is fitted with a low-level WC, a corner shower cubicle with a mains-fed shower and dual shower heads, and a wash hand basin set within a modern vanity unit with mixer tap over. Additional features include a rear-facing window, extractor fan, vinyl flooring, heated towel rail, traditional school-style radiator, and a door to a linen cupboard providing useful storage.

Bedroom One 13'8" x 8'8" (4.18m x 2.65m)

An ample double room with a window to the front, a radiator, alcove shelving, and a built-in wardrobe with hanging rail.

Second Landing

The second-floor landing has a rear-facing window providing natural light. A door leads to the second bedroom.

Bedroom Two 12'9" x 11'5" (3.90m x 3.49m)

A further well-proportioned second bedroom featuring a rear-facing window, radiator, and a cupboard offering storage space.

Additional Photograph

To the Front

Accessed via a paved area that is planted with various shrubs and flowers giving a pleasant approach to the property.

Rear Garden

Rear Garden

The private rear garden enjoys a combination of a paved yard and a lawned area with mature shrubs, and is a real sun trap. The garden is enclosed by

fence panelling and benefits from gated side access. There is no access across this property for other users, maintaining privacy at all times.

Additional Image

Provision for Parking

There is (unallocated) on street parking on Brynhafod Road.

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.

Tenure/Council Tax

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

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

Hours Of Business

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

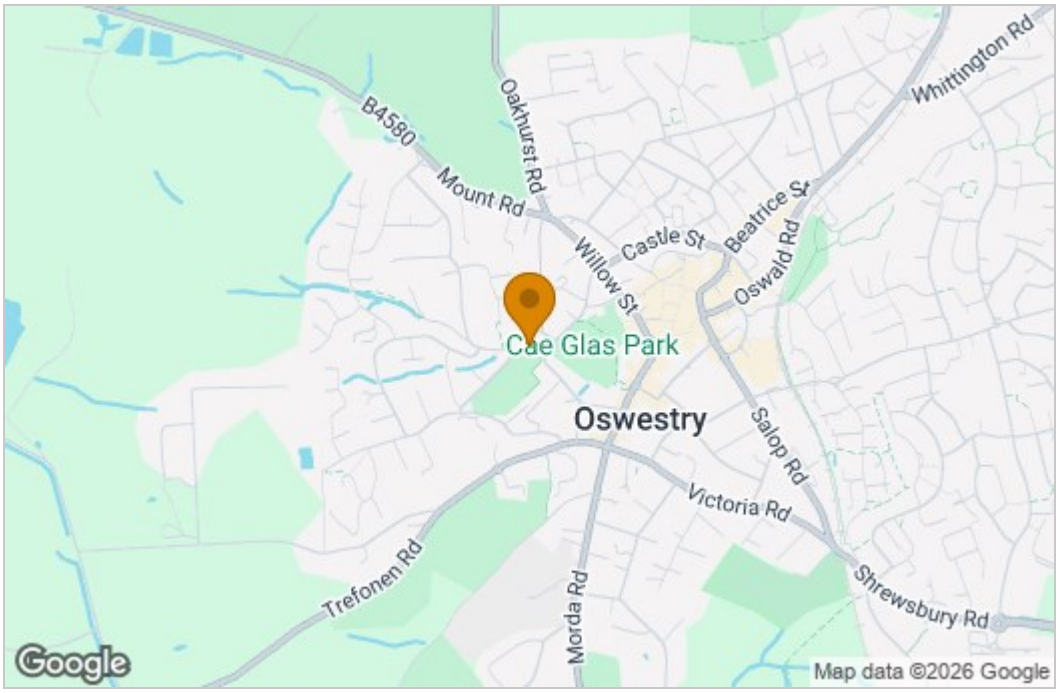
Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property 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.

Additional Information

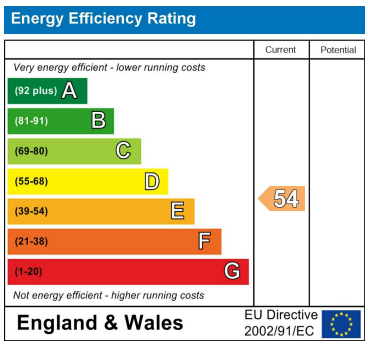
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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