

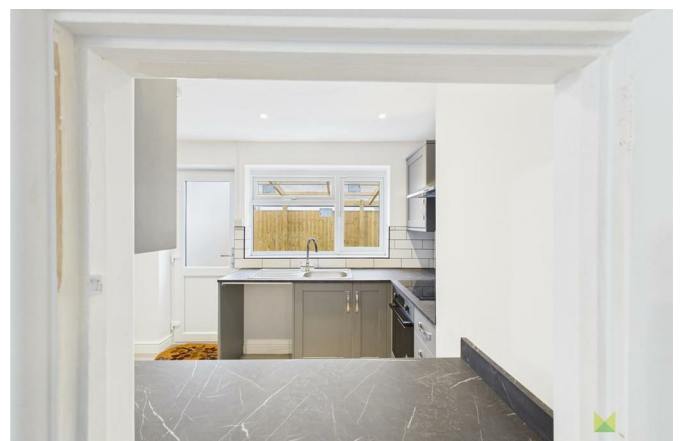
# 58 Vyrnwy Road Oswestry SY11 1NT



**2 Bedroom Bungalow - Semi Detached**  
**Offers In The Region Of £200,000**

## The features

- SPACIOUS TWO BEDROOM SEMI DETACHED BUNGALOW
- RECENTLY COMPLETED MODERNISATION
- TWO DOUBLE BEDROOMS AND NEWLY FITTED SHOWER ROOM
- GOOD SIZED ENCLOSED REAR GARDEN & FRONT GARDEN
- ENERGY PERFORMANCE RATING 'C'
- EASE OF ACCESS TO A WEALTH OF LOCAL AMENITIES
- SPACIOUS LOUNGE AND NEWLY FITTED KITCHEN
- LARGE DRIVEWAY AND CARPORT WITH OFF ROAD PARKING
- OFFERED FOR SALE WITH NO ONWARDS CHAIN
- VIEWINGS ESSENTIAL



### \*\*\* CONTEMPORARY TWO BEDROOM BUNGALOW \*\*\*

Monks are delighted to market this beautifully presented and much improved two bedroom semi detached bungalow offering contemporary and convenient living throughout.

Occupying an enviable position just a pleasant stroll, or short drive into the Market town centre and having ease of access to a wealth of local amenities and transport links including the A5/ M54 motorway network and the railway station in the nearby village of Gobowen.

Briefly comprising of Entrance Hall, Lounge, Kitchen, Two Double Bedrooms and Shower Room.

Having the benefit of being recently modernised, all floors have been insulated, double glazing, gas central heating, driveway and car port with off road parking and enclosed good sized rear garden.

Viewings essential

## Property details

### LOCATION

The property occupies a truly enviable position in the heart of the sought after Market Town of Oswestry. The town centre is a pleasant stroll, or short drive away which boasts an excellent range of facilities including supermarkets, independent stores, restaurants/public houses, cafe's, schools, recreational facilities and parks. Perfect for commuters with ease of access to the A5/ M54 motorway network. The nearby railway station at Gobowen provides further ease of access to Chester and North Wales to the North and the County Town of Shrewsbury to the south, which boasts a further range of excellent facilities.

### DISCLAIMER

Monks understand the property is non-standard construction and believed to be steel framed. It's understood the property is still mortgageable, however some lenders may have specific lending criteria in relation to this type of construction meaning not all mortgage products may be suitable. All prospective purchasers requiring a mortgage to purchase will be referred to our whole of market mortgage advisor to ensure they receive full and accurate advice prior to proceeding.

### ENTRANCE HALL

Steps lead up and composite door leads into the Entrance Hall, door opening to storage cupboard housing fuse board and gas combination boiler. Further doors leading off,

### LOUNGE

With window to the front aspect, feature brick fire surround with slate hearth and wooden mantel beam. Media wall with power and storage space. Radiator and servants hatch opening into the Kitchen

### NEWLY FITTED KITCHEN

Fitted with a modern range of base level grey shaker style fronted units comprising of cupboards and drawers with work surface over. Stainless steel drainer sink set into base level units, integrated oven/ grill with inset four ring electric hob and extractor hood over. Partially tiled walls, further range of wall mounted units, servants hatch into the Lounge. Radiator. Door opening to storage cupboard with fitted shelving, further door leading out to the Driveway and Rear Garden. Window to the side aspect.

### INNER HALLWAY

With door opening to storage cupboard, . Further doors leading off,

### BEDROOM 1

With window to the rear aspect overlooking the garden. Range of fitted bedroom furniture including wardrobe and vanity desk. Radiator.

### BEDROOM 2

With window to the rear aspect overlooking the garden. Radiator.

### CONTEMPORARY SHOWER ROOM

With window to the side aspect and suite comprising of walk in shower with waterfall shower head, WC and vanity unit housing wash hand basin. access to loft space, Radiator.

### OUTSIDE

To the front of the property there is a large driveway providing ample off road parking partly covered by carport. Area laid with lawn and pathway leading to the entrance door, further access to the good sized Rear Garden which is sectioned into tiers. Enclosed with fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains water, electricity, gas and drainage are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

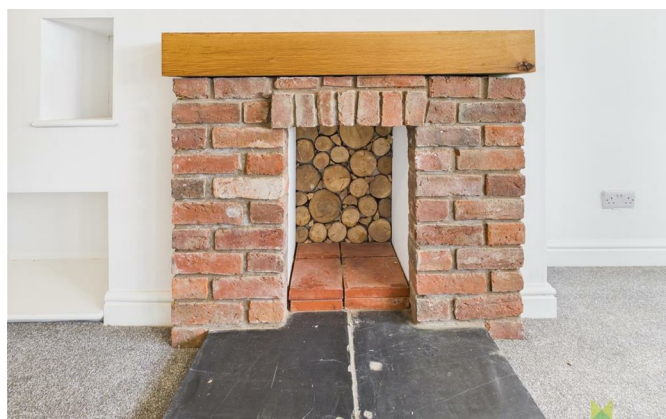
#### NEED TO CONTACT US

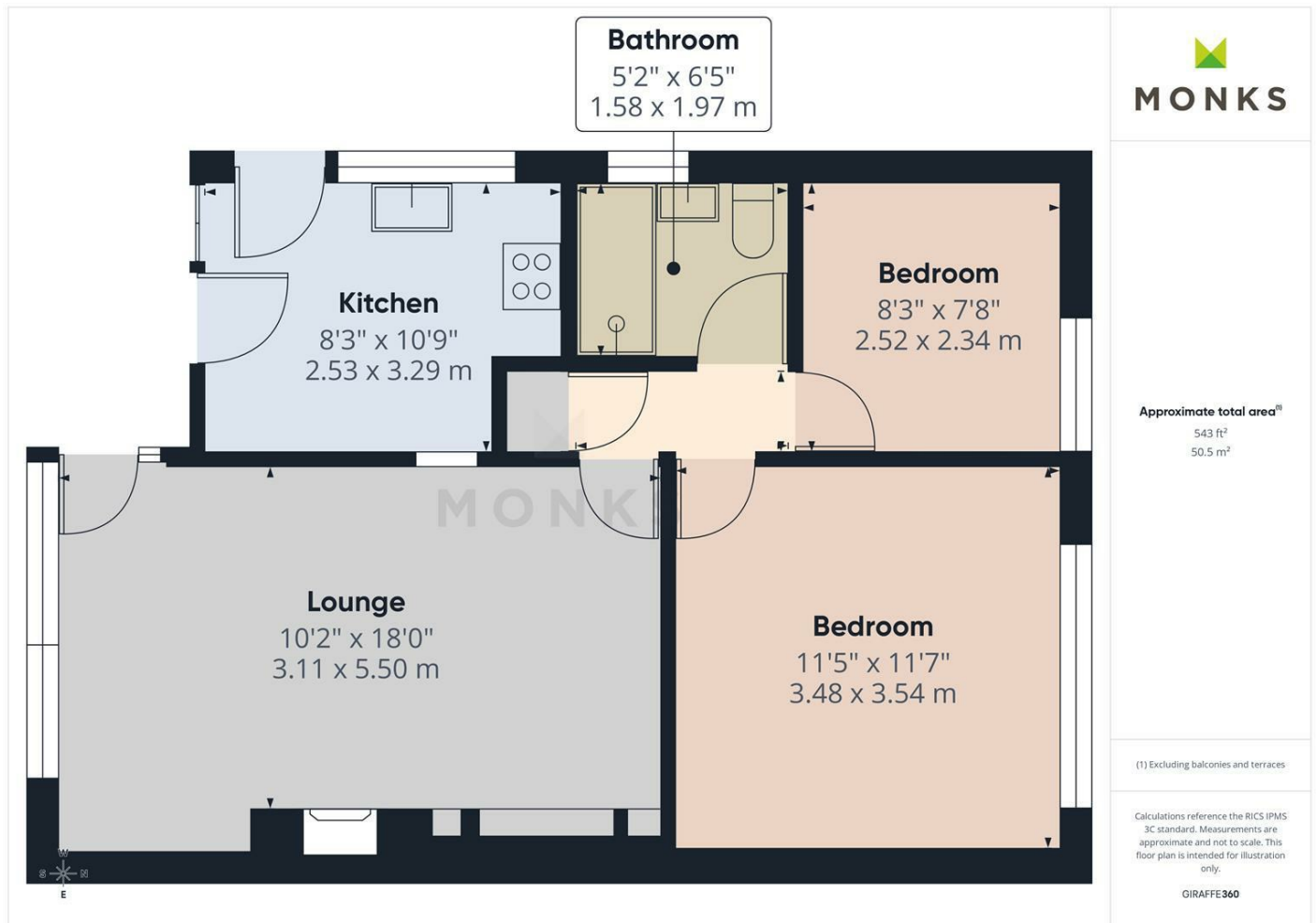
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



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2 Bedroom Bungalow - Semi Detached  
Offers In The Region Of £200,000





## Judy Bourne

**Director at Monks**

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## Get in touch

**Call.** 01691 674567

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

## Oswestry office

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		73
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.