

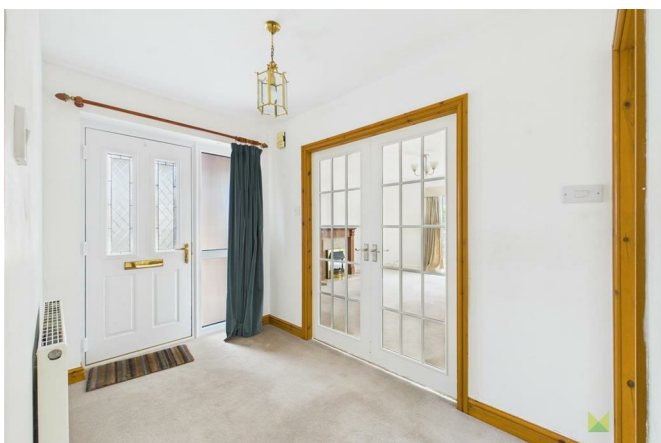
11 Plas Newydd Close Oswestry SY11 2TA



3 Bedroom Bungalow - Detached
Offers In The Region Of £375,000

The features

- SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- SPACIOUS LOUNGE AND KITCHEN/ DINING ROOM
- WELL APPOINTED BATHROOM
- DRIVEWAY WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- OCCUPYING AN ENVIABLE CUL DE SAC LOCATION
- PRINCIPAL BEDROOM WITH ENSUITE WET ROOM
- TWO FURTHER DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING "C"



***** EXCELLENT 3 BEDROOM DETACHED BUNGALOW *****

An opportunity to purchase this deceptively spacious, 3 bedroom detached bungalow, perfect for those looking to downsize yet still require space.

Occupying an enviable position in this sought after cul de sac location a short stroll from the supermarket and excellent range of amenities the busy market Town has to offer. For commuters there is also ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge, attractive Kitchen/ Dining Room, Principal Bedroom with Ensuite Wetroom, 2 further Bedrooms and Bathroom.

The property has the added benefit of gas central heating, double glazing, blocked paved driveway with parking and garage and lovely enclosed rear garden.

Viewing highly recommended and offered for sale with no upward chain.

Property details

LOCATION

The property occupies an enviable position in a sought after location on the edge of the popular Market Town of Oswestry. A pleasant stroll, or short drive from all of the amenities of the Town Centre, including a lively café culture, a range of public and state schools, supermarkets and independent stores, restaurants and public houses, doctors surgery's, churches, recreational facilities, and there is a weekly market held on a Wednesday and Saturday in the Town Centre. The property is ideally situated for commuters with ease of access to the A5/ M54 motorway network to both Chester and the County Town of Shrewsbury. The nearby village of Gobowen provides direct railway links to North Wales and Chester to the North and West Midlands and London to the South.

RECEPTION HALL

Composite door leads into the Reception Hall with access to loft space, door opening to storage cupboard and further door opening to airing cupboard. Radiator, further doors leading off,

LOUNGE

With French doors leading out to the Rear Aspect, feature fireplace housing electric fire with surround and hearth with provisions for a gas fire to be installed. Further window to the front aspect. Radiator.

KITCHEN/ DINING ROOM

The kitchen has been fitted with a range of base level

units comprising of cupboards and drawers with work surface over. One and a half bowl stainless steel sink set into base unit. Space for cooker with gas connection and extractor hood over. Partially tiled walls, further range of wall mounted units. Window to the side aspect and door leading out to the side access and Rear Garden.

DINING AREA- With range of fitted units, window to the rear aspect. Space for dining table. Radiator and door leading into the Lounge.

PRINCIPAL BEDROOM

With bay window to the front aspect, range of fitted wardrobes with mirrored doors. Radiator and door leading into,

ENSUITE

Wet room suite comprising of shower, smart WC and wash hand basin. Window to the side aspect. Heated towel rail.

BEDROOM 2

With window to the front aspect. Double built in wardrobe. Radiator.

BEDROOM 3

With window to the side aspect. built in wardrobe. Radiator.

BATHROOM

With window to the side aspect, suite comprising of panelled bath with electric shower head over, WC and wash hand basin, partially tiled walls. Radiator.

GARAGE

With up and over door to the front, housing fuse board and newly fitted gas fired boiler, hose point installed. Window to the rear aspect.

OUTSIDE

To the front of the property there is a block paved driveway to the front aspect providing ample off road parking. Area laid with shingles and planted with a range of established herbaceous shrubs.

Pedestrian side access to each side leads into the Rear Garden which has been largely laid with slate shingles for ease of access, wooden summer house and metal shed, range of established shrubs and specimen trees. Enclosed with fencing.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

We are advised the council tax is band D, however 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.

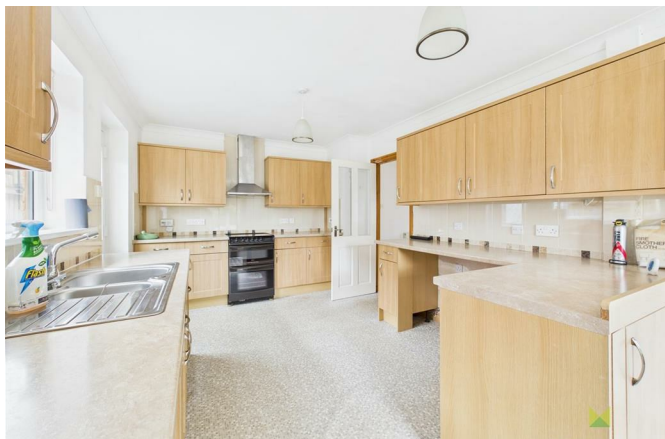
REMOVALS

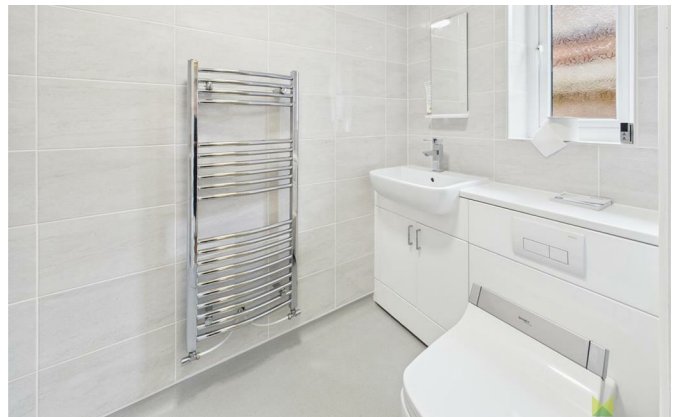
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to

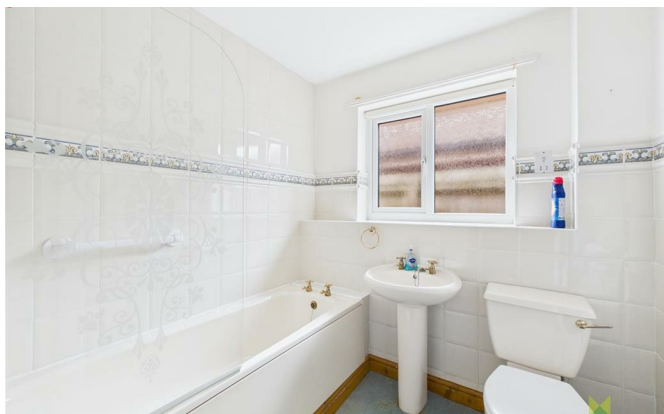
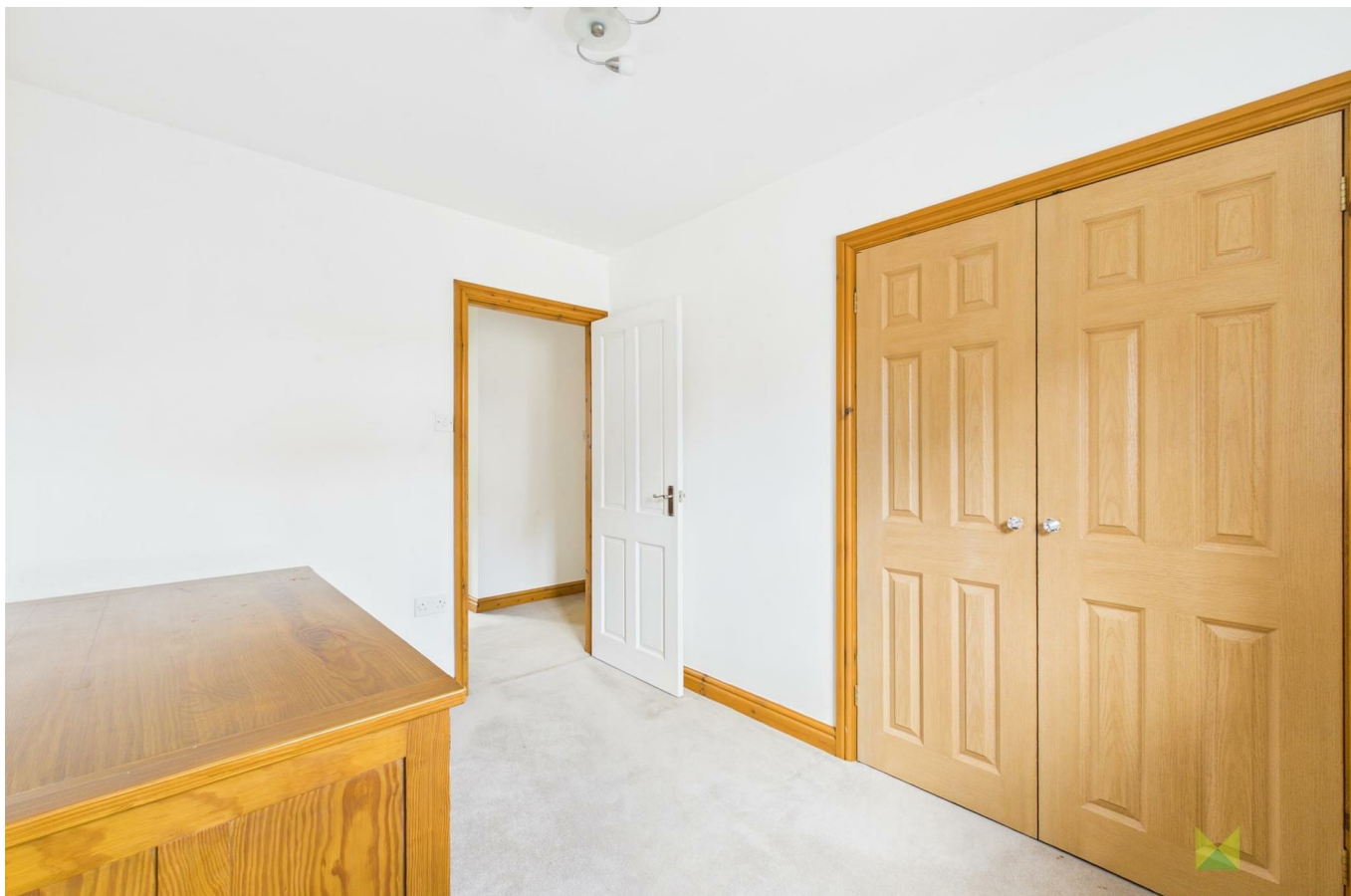
Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





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Offers In The Region Of £375,000





Judy Bourne

Director at Monks

judy@monks.co.uk

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		
(81-91) B		
(69-80) C		
(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		
	73	84

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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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.
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