

15 Ceiriog Way St. Martins Oswestry SY11 3FE



3 Bedroom House
Offers In The Region Of £245,000

The features

- SPACIOUS THREE BEDROOM TOWNHOUSE
- GOOD SIZED LOUNGE/ DINING ROOM
- PRINCIPAL BEDROOM WITH WALK IN WARDROBE AND ENSUITE
- TWO FURTHER DOUBLE BEDROOMS
- VIEWING ESSENTIAL
- ENVIABLE POSITION CLOSE TO AMENITIES
- KITCHEN WITH RANGE OF FITTED APPLIANCES
- WELL APPOINTED FAMILY BATHROOM
- OFF ROAD PARKING FOR TWO VEHICLES AND ENCLOSED REAR GARDEN
- EPC RATING



*** SPACIOUS THREE BEDROOM TOWNHOUSE ***

An opportunity to purchase this beautifully presented three bedroom semi detached home offering spacious and versatile living accommodation set over three floors, perfect for the growing family and today's modern living.

Occupying an enviable position on this newly built estate built in 2018 by a local reputable developer and finished to a high standard.

Ideally placed for commuters with ease of access to the A5/M54 motorway network and set in the heart of this self-sufficient village with amenities including school and supermarket.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge/Dining Room, Kitchen, 2 double Bedrooms and Bathroom on the First Floor and Principal Bedroom with walk in Dressing Room and Shower Room on the Second Floor.

The property has the benefit of gas central heating, driveway with parking for two cars and EV charging point and easily maintained enclosed rear garden.

Viewing essential.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular Village on the edge of the busy market Town of Oswestry. There are an excellent range of amenities within the village and ease of access to the Town and A5/M54 motorway network.

RECEPTION HALL

Covered entrance and door leads into the Reception Hall, with staircase leading to the First Floor Landing. Radiator, tiled flooring, door opening to utility cupboard with plumbing for washing machine.

LOUNGE/ DINING ROOM

Well lit with French doors to the rear aspect leading out to the Rear Garden. TV and media points, useful under stairs storage. Radiator.

FITTED KITCHEN

With window to the front aspect. The kitchen has been fitted with a modern range of base level units comprising of cupboards and drawers with work surface. Single drainer sink set into base level unit. Integrated oven/ grill with inset four ring gas hob and extractor hood over. Integrated fridge/ freezer with matching fascia panels. Further range of wall mounted units. Tiled flooring. Radiator

CLOAKROOM

With WC and wash hand basin. Radiator.

FIRST FLOOR LANDING

Stairs lead from the Reception hall to the First Floor Landing. Further staircase leads to the Second Floor, doors leading off,

BEDROOM 2

Great multi purpose room which could easily accommodate a first floor Lounge having feature Juliette style balcony with double opening French doors. Radiator.

BEDROOM 3

Further double bedroom with window to the front aspect. Radiator.

FAMILY BATHROOM

With suite comprising of panelled bath with glass screen and shower head over. WC and wash hand basin. Partially tiled walls, alcove shelving, tiled flooring. Radiator.

SECOND FLOOR LANDING

Stairs lead to the Second Floor Landing with access to loft space. Doors leading off,

PRINCIPAL BEDROOM

A generous sized double bedroom with window overlooking the front aspect, door opening to spacious walk in closet with further airing cupboard. Radiator.

ENSUITE

Suite comprising of shower cubicle with shower head over, WC and wash hand basin. Window over

OUTSIDE

To the front of the property there is a pathway leading to the entrance door, area laid with gravel and enclosed with rot iron fencing and gate.

The rear garden has a paved patio area perfect for entertaining with friends and family. Path leads down

the garden and out to the rear parking where there is a driveway with two parking spaces, area laid with lawn, wooden shed and 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 services 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 'My Simple Mortgage' 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

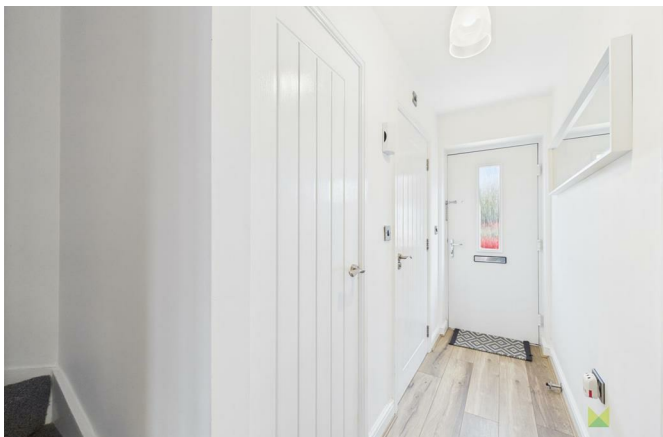
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

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.

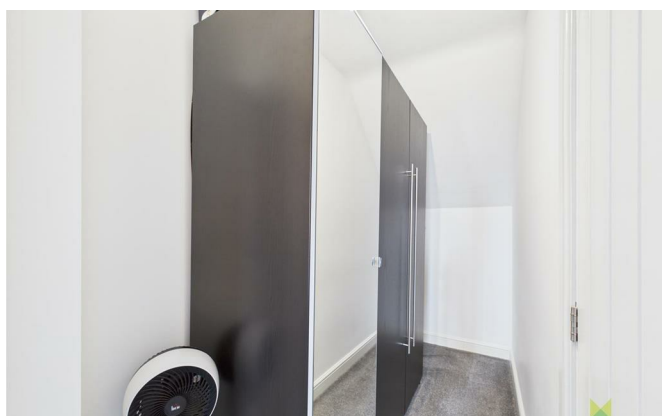
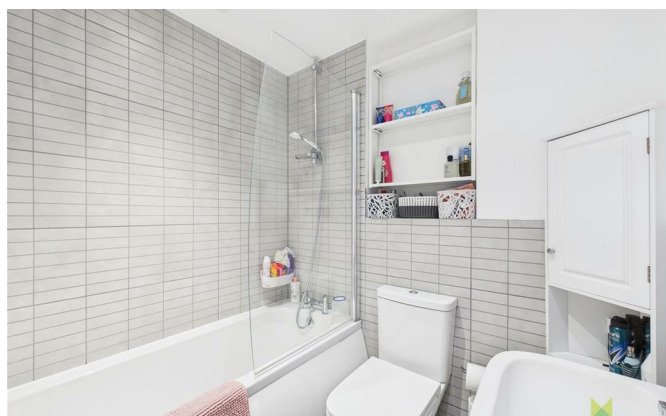




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We're available 7 days a week

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	

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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