

Jacaranda Llynclys Oswestry SY10 8LL



3 Bedroom House
Offers In The Region Of £375,000

The features

- SPACIOUS THREE BEDROOM DETACHED HOME
- LOUNGE WITH FEATURE FIREPLACE AND STUDY
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- LARGE DRIVEWAY AND GARAGE WITH PARKING
- VIEWINGS ESSENTIAL
- FANTASTIC RURAL VIEWS TO THE FRONT AND REAR
- OPEN PLAN KITCHEN/ DINING ROOM, UTILITY ROOM
- TWO FURTHER GENEROUS BEDROOMS AND BATHROOM
- GOOD SIZED ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING " "



***** SPACIOUS THREE BEDROOM FAMILY HOME *****

An opportunity to purchase this neatly presented three bedroom detached family home offering deceptively spacious living accommodation, perfect for the growing family and today's modern living.

Occupying a convenient position just a short drive from the nearby Market Town of Oswestry and having ease of access to a wealth of amenities.

Briefly comprising of lounge, study, open plan kitchen dining room, utility room, principal bedroom with en suite, two further generous sized bedrooms and family bathroom

Having benefit of central heating, lovely rural aspect views, large driveway and garage with off road parking and enclosed rear garden.

Viewings essential.

Property details

LOCATION

ENTRANCE HALL

With door to the side aspect leading into the Entrance Hall. Staircase leads to the First Floor Landing, doors leading off,

LOUNGE

With door to the side aspect leading into the Entrance Hall. Staircase leads to the First Floor Landing, doors leading off,

STUDY

With window to the front aspect. Radiator, a versatile room with potential as a study, family room or guest bedroom.

OPEN PLAN KITCHEN/ DINING ROOM

The kitchen has been fitted with a range of high gloss fronted base level units comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink, integrated double oven/ grill and inset four ring hob with extractor hood over. Integrated dishwasher with matching fascia panel and peninsula divide with breakfast bar overhang. Window to the front aspect and fully glazed sliding door leading out to the rear garden. DINING AREA- with ample space for family dining table. Window to the rear aspect.

UTILITY ROOM

With window to the front aspect. Base level units with work surface over and single drainer sink set into base unit. Space beneath work surface for washing machine and further space for freestanding fridge freezer..

STORE ROOM

With door leading out to the rear garden, window to the side aspect. Oil fired boiler.

CLOAKROOM

With window to the side aspect. WC and wash hand basin.

GALLERY LANDING

Stairs lead from the entrance hall to the first floor landing. Two large storage cupboards. Access to roof space. Doors leading off,

PRINCIPAL BEDROOM

A dual aspect room with window to the front and rear aspect. Radiator, door leading into,

EN SUITE

With window to the rear aspect and suite comprising of shower cubicle, WC and wash hand basin.

BEDROOM 2

With window to the side aspect with lovely rural views. Fitted wardrobes. Radiator

BEDROOM 3

With window to the front aspect. Radiator

FAMILY BATHROOM

With window to the front aspect and suite comprising of panelled bath with shower screen and shower head over. WC and wash hand basin, door opening to airing cupboard housing water cylinder and fitted shelving.

GARAGE

With up and over door to the front aspect. Further door to the rear aspect.

OUTSIDE

To the front of the property there is a large driveway providing ample off road parking for several vehicles and leading to the Garage. Area laid with lawn and enclosed with hedges and retaining brick wall. The rear garden has fabulous rural views over countryside. Large area laid with lawn and bordered with well established shrubs and specimen trees. Greenhouse, paved patio 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 water and electricity is connected. There is a private septic tank and the central heating is serviced with oil tank in the rear garden.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - 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.

Jacaranda , Llynclys, Oswestry, SY10 8LL.

3 Bedroom House

Offers In The Region Of £375,000





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Get in touch

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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 (CO₂) 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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