

# 2 Rhyd Galed Gobowen Oswestry SY11 3NY



**2 Bedroom Bungalow - Detached**  
**Offers In The Region Of £300,000**

## **The features**

- TWO BEDROOM DETACHED BUNGALOW
- OPEN PLAN LOUNGE/ DINING ROOM
- TWO DOUBLE BEDROOMS AND BATHROOM
- GOOD SIZED ENCLOSED REAR GARDEN
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- ENVIABLE CUL DE SAC LOCATION
- KITCHEN/ BREAKFAST ROOM
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- SOLAR PANELS
- ENERGY PERFORMANCE RATING "



## \*\*\* DETACHED TWO BEDROOM BUNGALOW WITH LARGE GARDEN \*\*\*

**An opportunity to purchase this well looked after two bedroom detached bungalow offering spacious living perfect for those looking to downsize whilst still retaining space.**

**Occupying an enviable village location with ease of access to local amenities and access to nearby transport links including railway station and the A5/ M54 motorway network.**

**Briefly comprising of Entrance Hall, Open Plan Lounge/ Dining Room, Kitchen, Two Bedrooms and Well Appointed Bathroom.**

**Having benefit of gas central heating, double glazing, solar panels for heating the water, driveway with off road parking, detached single garage and enclosed rear garden.**

### **Viewings essential**

#### **Property details**

##### **LOCATION**

The property occupies an enviable position in this popular self sufficient village, ideally placed for commuters being a short distance from the Railway Station with links to Shrewsbury, Chester and London and ease of access to the A5/M54 motorway network. There are excellent facilities on hand including supermarket, school, church, public houses etc and a short drive from the busy market Town of Oswestry.

##### **ENTRANCE HALL**

Entrance door leading into the Entrance Hall, window to the front aspect. Radiator. Door leading into,

##### **LOUNGE/ DINING ROOM**

A well lit room with window to the front aspect. Feature gas fire with wooden surround and tiled hearth. Radiator.

DINING AREA- With window to the side aspect and French doors leading out to the Rear Garden. Ample space for family dining. Radiator, doors leading off,

##### **KITCHEN**

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl composite sink, integrated double oven/ grill and inset four ring gas hob with extractor hood over. Integrated fridge/ freezer with matching fascia panel, space for washing machine and dishwasher below work surface. Partially tiled walls, further range of wall mounted units. Radiator. window to the side aspect and door leading out to side aspect and driveway.

##### **BEDROOM 1**

With window to the side and rear aspect. Range of fitted bedroom furniture. Radiator.

##### **BEDROOM 2**

With window to the rear aspect, fitted wardrobes. Radiator,

##### **BATHROOM**

With window to the side aspect and suite comprising of shower cubicle. WC and wash hand basin. Partially tiled walls, tiled flooring and heated towel rail.

##### **OUTSIDE**

To the front of the property there is a tarmac driveway providing off road parking for several vehicles, range of flower beds and cast iron gates lead to further driveway space

and leads to single detached garage.

To the side of the property there is a paved patio area with French doors leading off the Dining Room. Leading through to the large lawn area surrounded by flower borders planted with a range of established shrubs and specimen trees. Wooden storage shed and summer house. 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 mains electric, water, drainage and gas are connected- There are solar panels installed

###### **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**

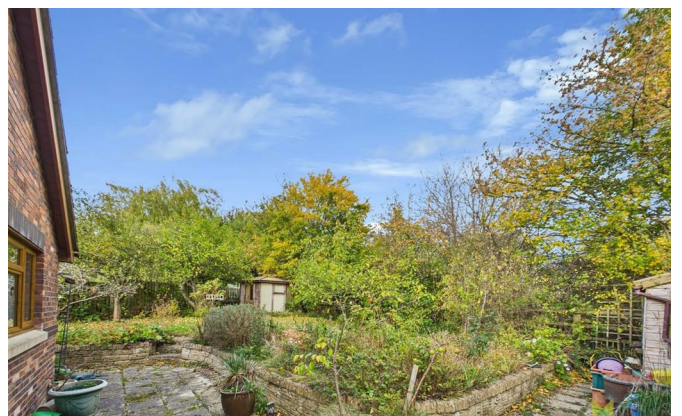
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

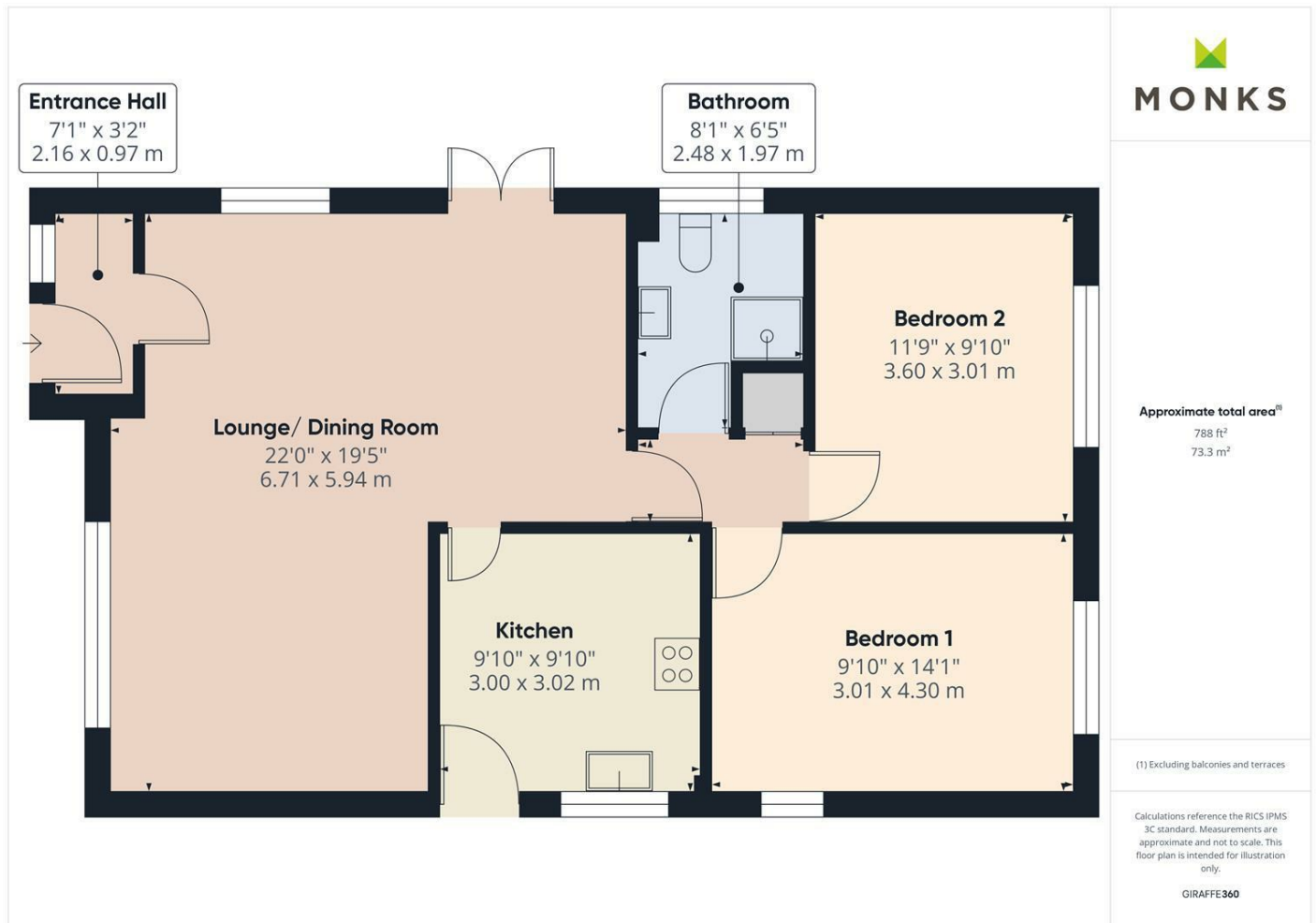
###### **NEED TO CONTACT US**

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.

## 2 Rhyd Galed, Gobowen, Oswestry, SY11 3NY.

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Offers In The Region Of £300,000





## Judy Bourne

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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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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