97 Llwyn Road
Oswestry
SY11 1EW

MONKS

3 Bedroom House
Offers In The Region Of £230,000

The features

- WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME
- LARGE KITCHEN/DINING ROOM
- GROUND FLOOR CLOAKROOM
- LARGE WORKSHOP WITH POWER AND LIGHTING
- VIEWINGS HIGHLY RECOMMENDED
- SPACIOUS LOUNGE WITH GAS FIIRE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- PRINCIPAL BEDROOM WITH FITTED WARDROBES, AND TWO FURTHER BEDROOMS
- ENCLOSED LANDCAPED REAR GARDEN
- ENERGY PERFORMANCE RATING

***** SEMI DETACHED THREE BEDROOM FAMILY HOME *****

Monks are delighted to offer this beautifully presented three bedroom semi detached family home offering spacious living accommodation perfect for first time buyers.

Occupying a convenient position on the edge of the popular Market Town centre and being within walking distance to a wealth of local amenities and local transport links being ideal for commuters.

Briefly comprising of entrance hallway, downstairs w/c, lounge, second reception room, kitchen/ dining room, three bedrooms and family bathroom.

Having benefit of gas central heating, double glazing, enclosed landscaped rear garden with large workshop with power and lighting.

Viewings essential.

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 HALLWAY

Steps leading up to the composite entrance door, leading into the Reception Hall. Radiator, staircase leading to the First Floor Landing and door leading into

CLOAKROOM

With suite comprising WC and wash hand basin set into concealed vanity with storage. Window to the side.

LOUNGE

With window to the front aspect, gas fire with surround and hearth. Radiator, coved ceiling, tv and media point, French doors leading into,

DINING ROOM

With sliding doors to the rear aspect allowing plenty of natural light. Radiator, leading into,

KITCHEN/BREAKFAST ROOM

The kitchen comprises of a range of base level units comprising of cupboards and drawers with Work surface over, single drainer sink set into base level unit, integrated oven/grill, four ring electric hob and extractor hood over. Space below Work surface for washing machine and space for freestanding fridge freezer. Window to the rear aspect, door leading out to the rear garden.

FIRST FLOOR LANDING

Staircase leads from the Entrance Hallway to the First Floor Landing. Access to loft space, Storage cupboard and doors leading off,

PRINCIPAL BEDROOM

Double bedroom with window to the rear aspect. Fitted wardrobes. Radiator.

BEDROOM 2

With window to the front aspect. Radiator.

BEDROOM 3

With window to the rear aspect. Radiator.

BATHROOM

With window to the side aspect and suite comprising of panelled bath with shower head over, WC and wash hand basin. Fully tiled walls. Heated towel rail.

OUTSIDE

To the front of the property, steps lead to the front entrance, with a gated side access providing convenient access to the rear garden.

The rear garden features a paved patio area, ideal for outdoor entertaining and relaxing with family and friends, alongside a well-maintained lawn. The garden backs directly onto Gatacre Playing Field. To the rear, a substantial wooden shed benefits from both electricity and lighting, offering excellent storage space or potential for use as a workshop or hobby area.

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 `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 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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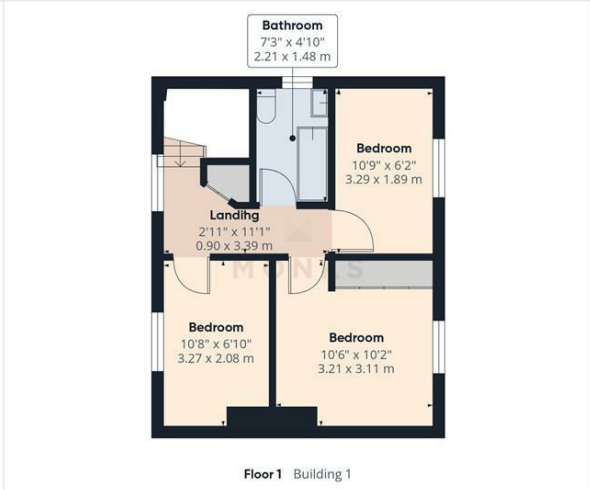
Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

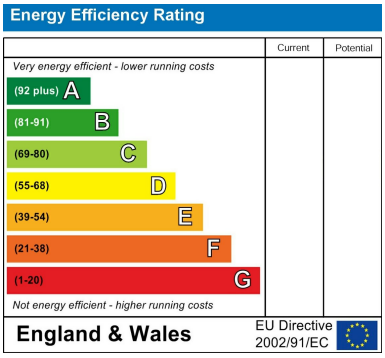
MONKS

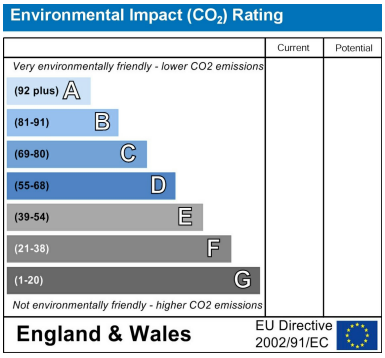
Approximate total area(1)
1102 ft²
102.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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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, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.