

# St. Davids Trefonen Road Morda Oswestry SY10 9NX



**3 Bedroom Bungalow - Detached**  
**Offers In The Region Of £385,000**

## The features

- SPACIOUS THREE BEDROOM DETACHED BUNGALOW
- FABULOUS RURAL FRONT ASPECT VIEWS
- TWO DOUBLE BEDROOMS WITH EN SUITE SHOWER ROOM
- CONSERVATORY OVERLOOKING THE REAR GARDEN
- GOOD SIZED ENCLOSED GARDEN WITH PATIO
- SCOPE FOR DEVELOPMENT SUBJECT TO RELEVANT PLANNING
- GENEROUS AND VERSATILE LIVING ACCOMODATION
- FAMILY BATHROOM WITH JACUZZI BATH | FURTHER BEDROOM
- LARGE DRIVEWAY WITH GENEROUS PARKING | GARAGE
- ENERGY PERFORMANCE RATING ' '



### \*\*\* SPACIOUS THREE BEDROOM BUNGALOW- ENVIABLE PLOT \*\*\*

An opportunity to purchase this neatly presented three bedroom detached bungalow occupying an enviable plot with scope for development subject to relevant local planning consents. Offering spacious living accommodation throughout and having fabulous rural aspect views to the front.

Situated in the popular village of Morda, just south of Oswestry, the property enjoys a peaceful setting with excellent access to local amenities, countryside, schools and transport links, whilst Oswestry town centre is only a short distance away.

Briefly comprising of entrance porch, lounge, kitchen/ utility room, dining room, conservatory, two double bedrooms with fitted wardrobes, further bedroom with en suite shower room and further bathroom.

Having benefit of gas central heating, partial double glazing, large driveway with ample off road parking, garage, outbuildings, enclosed good sized rear garden with potential for development subject to relevant planning and consent.

**Viewings essential**

### Property details

#### LOCATION

Morda is a popular village situated just south of Oswestry, offering a peaceful semi-rural setting while remaining conveniently close to the town's excellent range of amenities. The village benefits from a strong local community, with everyday facilities and countryside walks close by, while Oswestry provides a wider selection of shops, supermarkets, cafés, restaurants, schools and leisure facilities. With excellent road links to Oswestry, Shrewsbury and the wider Shropshire area, Morda is an appealing choice for those looking for a quieter village lifestyle without being too far from larger towns and transport connections.

#### ENTRANCE PORCH

Partially glazed door leads into the Entrance Porch. Window to the front aspect, further door leading into,

#### LOUNGE

A naturally well lit room with bay window to the front aspect with far reaching rural views and further windows to the side aspect. Feature fireplace with surround and hearth. Two radiators, coved ceiling, doors leading off,

#### BEDROOM 1

With window to the front aspect, range of fitted bedroom furniture providing ample storage. Radiator.

#### INNER HALLWAY

Door leads from the Lounge to the Inner Hallway. Radiator, doors leading off,

#### BEDROOM 2

With window to the side aspect. fitted bedroom furniture. Radiator.

#### BEDROOM 3/ STUDY

With window to the side aspect, wooden effect laminate flooring. Radiator, door leading into ,

#### EN SUITE

With window to the side aspect and suite comprising of shower cubicle and vanity unit housing concealed WC and wash hand basin.

#### BATHROOM

With window to the side aspect and suite comprising of jacuzzi bath with shower head over, WC and vanity unit housing wash hand basin. Wall mounted mirror, partially tiled walls and flooring. Radiator.

#### DINING ROOM

With ample space for dining table, exposed decorative ceiling beams, Radiator, door leading into,

#### CONSERVATORY

Being of brick base and sealed unit, doors leading out to the Rear Garden. Tiled flooring. Radiator.

#### KITCHEN/ UTILITY ROOM

With window to the rear aspect and range of base level units comprising of cupboards and drawers with work surface over.

#### OUTSIDE

A driveway to the side of the property provides access to the generous rear parking area and double-width garage. To the front, a pathway leads to the entrance door, with the garden predominantly laid to lawn and enclosed by mature hedging and established shrubs, providing a good degree of privacy.

The rear garden offers a fantastic outdoor space, featuring a paved patio area ideal for entertaining, together with further areas of lawn. There is also a useful vegetable allotment area, wooden outbuildings and plenty of additional space for storage or gardening requirements. The garden is fully enclosed by a combination of fencing and mature hedging. The generous rear parking area and double-width garage provide excellent off-road parking and storage facilities.

#### 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 water and electricity are connected. Mains Gas central heating.

#### 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 '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.

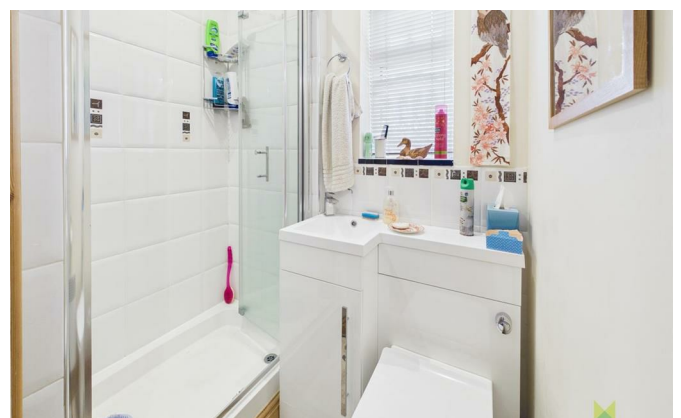
#### REMOVALS

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

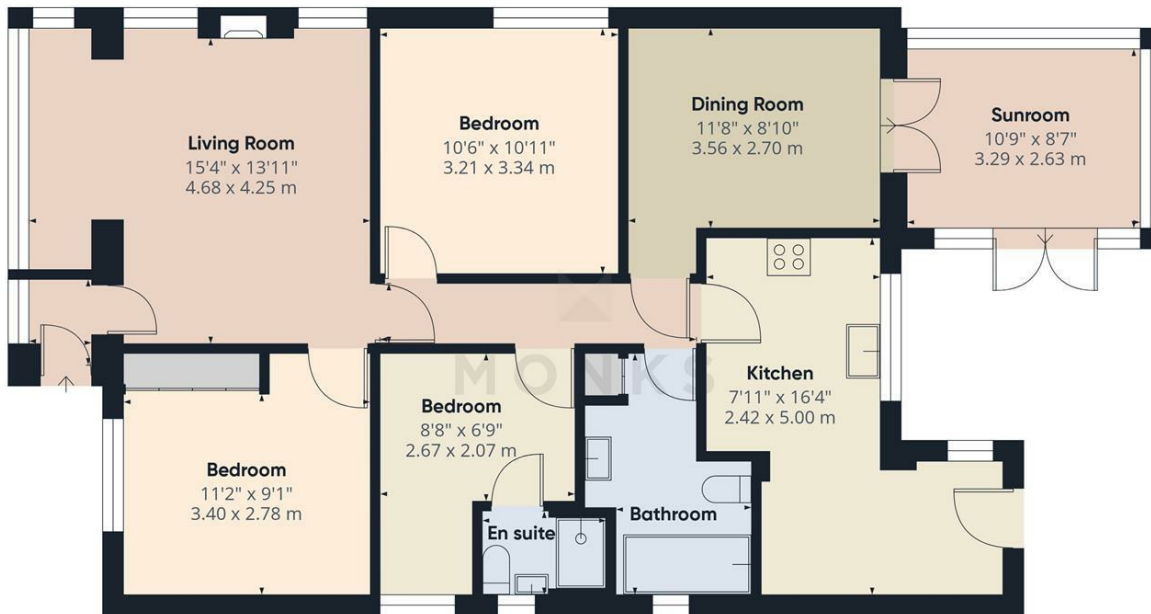




## St. Davids Trefonen Road, Morda, Oswestry, SY10 9NX.

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**Approximate total area<sup>(1)</sup>**  
1032 ft<sup>2</sup>  
95.9 m<sup>2</sup>

(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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## Oswestry office

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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) <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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- 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.
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