



Total area: approx. 179.6 sq. metres (1933.4 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.



Cam O'r Nant, Nantycaws, Oswestry, SY10 9AP
Offers in the region of £380,000

- Large Three Bedroom Detached House
- Reception Room, Kitchen/Diner and Utility Room
- Storeroom, Workshop & Garage
- Surrounding Countryside Views
- Stunning location with extensive garden and field

| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | 99 |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | 45 |
| (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 | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |

We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
E: sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

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Directions

From our office in Leg Street continue onto Beatrice Street following the one way system towards Mile End roundabout. Head west onto A483 towards Welshpool. Go through the traffic lights taking the first right hand turn after the lay by towards Morda. Before reaching the village of Morda, take the first left towards Nant Y Caws/Sweeney Mountain. As the road 'forks' off, continue on the right hand side and the property will be a short distance on the right.

Location

The property is situated just outside the popular village of Morda approximately 1 mile from the historic market town of Oswestry. The village benefits from a shop, post office, public house and primary school together with excellent road links onto the A5/A483 which lead to the larger towns of Shrewsbury, Welshpool, Wrexham and the City of Chester. Oswestry itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. The nearby train station at Gobowen provides direct links to Manchester and Birmingham.

Entrance

The property is accessed via a wooden front door with glass panels into Hallway with Parquet flooring, single panel radiator with a thermostatic valve and pendant light.

Door into:

Integral Garage

3.03m x 6.76m (9'11" x 22'2")

With concrete floor, rear door into a workshop, fluorescent lighting and electric up and over garage door. Side aspect wooden single panel window.

Workshop

3.25m x 3.03m (10'7" x 9'11")

Split into 3 rooms - Single glazed wooden window and door, fuse board, fluorescent light and concrete floor.

Workshop Two

2.10m x 3.05m (6'10" x 10'0")

Store Room One

4.49m x 5.8m (14'8" x 19'0")

'L' Shaped.

Store Room Two

2.86m x 3.65m (9'4" x 11'11")

Shelving provides storage, and light and power laid on.

Stairs to landing with single panel radiator with thermostatic valve and carpet flooring.

Door into airing cupboard housing the hot water cylinder.

Reception Room

3.79m x 5.07m (12'5" x 16'7")

Front aspect metal framed patio doors, side aspect wooden framed double glazed window, inset electric fireplace with tiled hearth surround, TV point and carpet flooring. Countryside views over terraced garden and the lane. Single panel radiator with thermostatic valve.

Front Porch/Conservatory

4.42m x 2.21m (14'6" x 7'3")

Full height uPVC double window windows, carpet flooring, power and light laid on.

Kitchen/Dining Room

3.38m x 5.12m (11'1" x 16'9")

The Kitchen/Dining room comprises a range of eye and base level units with worktop over, 1 1/2 bowl stainless steel sink and drainer with mixer tap over, integral oven and a 4 ring electric hob. The kitchen has a tiled floor and the Dining area has carpet. Pendant light and single panel radiator, both front and side wooden framed double glazed window.

Bedroom Three

2.08m x 2.14m (6'9" x 7'0")

Side aspect wooden framed double glazed window, single panel radiator, carpet flooring and light.

Bedroom Two

2.87m x 3.84m (9'4" x 12'7")

Built-in wardrobes, carpet flooring and light to ceiling. Single panel radiator and front aspect wooden framed double glazed window.

Bedroom One

3.67m x 3.03m (12'0" x 9'11")

Built-in wardrobes, carpet flooring and light to ceiling. Single panel radiator and front aspect wooden framed double glazed window.



Utility Room

2.87m x 1.91m (9'4" x 6'3")

Side aspect, half frosted uPVC glazed door, side aspect frosted uPVC wood effect double glazed window, tiled lino flooring and single panel radiator. Access to roof

space by loft hatch.

Door into:

Bathroom

1.85m x 1.23m (6'0" x 4'0")

With tiled lino flooring, low level flush WC, wash hand basin with vanity unit below and bath with shower attachment over. Single panel radiator with thermostatic valve. Rear aspect frosted double glazed window.



Externally

The much-loved garden surrounding the house together with the garden/field with pond and stream on the other side of the lane are havens for wildlife and wild flowers through the seasons.

Surrounding the house is a well stocked garden with mature shrubs, fruit trees, flowers and herbs. The additional garden/field, again includes a variety of fruit trees and the top end has been left as an eco-patch by the present owners to provide a habitat for wildlife.

Council Tax

The council tax band for the property is 'D' and the local authority is Shropshire Council.

Services

We have been informed by the seller that the property benefits from mains water, septic tank/soak away and oil central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

Misdescription Act 1991

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1967

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

Viewings

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

Hours of Business

Monday - Friday 9.30am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.

