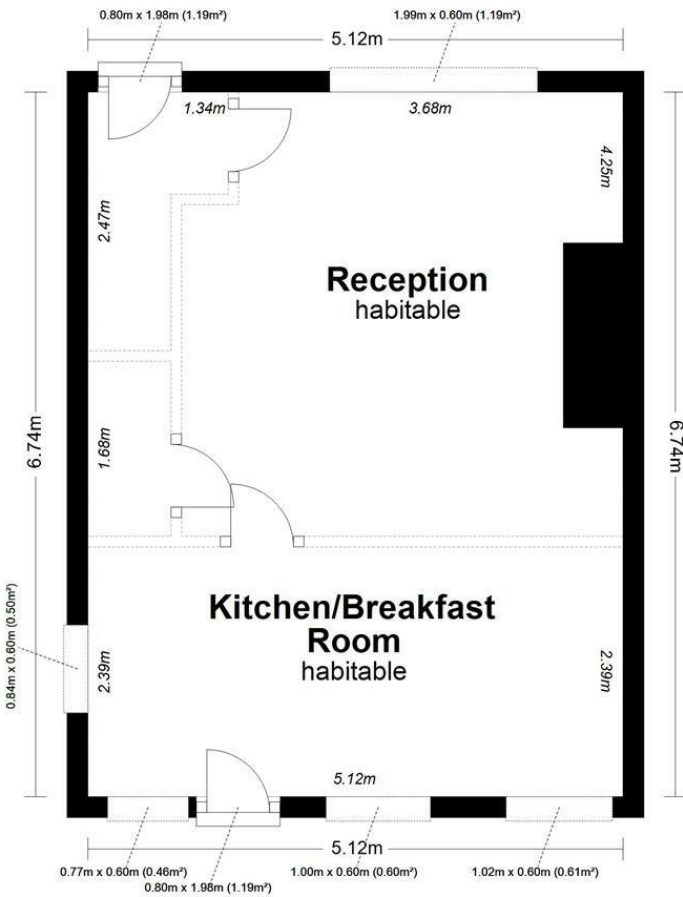


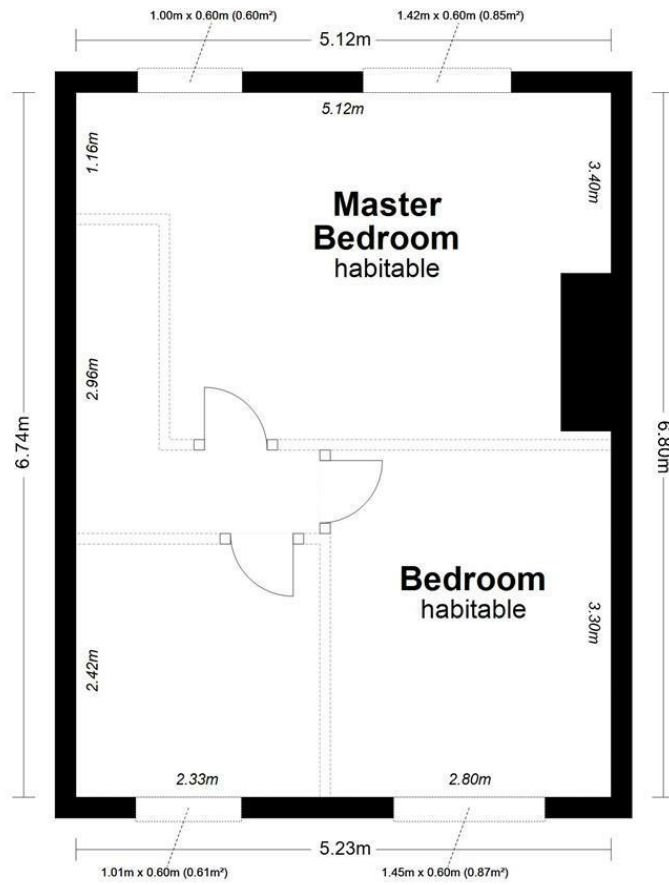


**WOODHEAD**  
OSWESTRY SALES & LETTINGS

### GROUND FLOOR



### FIRST FLOOR



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.



Energy Efficiency Rating	
Current	Potential
	100
	72
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	

## 12 Brynmelyn, Oswestry, SY10 8AG £192,950

Nestled in the charming area of Brynmelyn, Llynclys, Oswestry, this delightful semi-detached cottage offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

The property boasts a modern bathroom, ensuring convenience and comfort for its residents. The recent installation of a new boiler and loft insulation enhances energy efficiency, making this home not only comfortable but also economical to run.

One of the standout features of this cottage is the gated driveway, providing secure off-road parking for up to three vehicles. This is a rare find in the area and adds to the overall appeal of the property.

Additionally, the air source heat pump offers an eco-friendly heating solution, contributing to a sustainable lifestyle while keeping the home warm during the colder months.

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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### Hallway

UPVC door  
wood flooring  
double panel radiator

### Lounge

front aspect UPVC double glazed windows  
woodburner set in fireplace  
understairs cupboard housing water tank and immersion  
wood flooring  
double panel radiator with thermostatic valve



### Kitchen

range of eye and base units  
rear aspect UPVC double glazed door and windows  
space for range cooker/ washing machine/ fridge-freezer/ dryer  
double panel radiator with thermostatic valve  
tiled floor  
ceramic sink and drainer unit with mixer tap



### Family Bathroom

rear aspect UPVC double glazed windows  
low level wc  
P shaped bath with shower over basin  
double panel radiator with thermostatic valve  
tiled walls



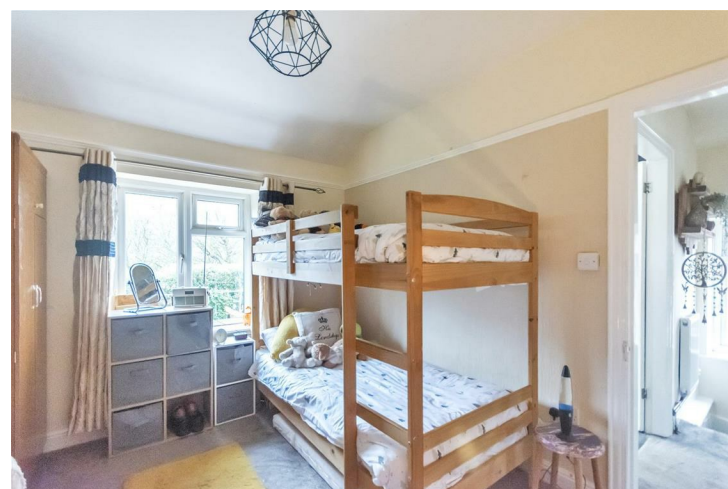
### Bedroom 1

front aspect UPVC windows  
carpet  
fireplace  
double panel radiator with thermostatic valve  
built in cupboard



### Bedroom 2

rear aspect UPVC windows  
double panel radiator with thermostatic valve  
carpet



### Rear Garden

seating area  
lawn  
wooden shed  
brick built outhouse/wc



### Front Garden

gated Gravel driveway  
hedges and borders  
garden path



### COUNCIL TAX

The council tax band for the property is 'A' and the local authority is.

### 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.

### 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.

### SERVICES

We have been informed by the seller that the property benefits from mains water: mains drainage: air source heat pump central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.