



FOR SALE

Offers in the region of £199,995

13 Ceiriog Way, St. Martins, Oswestry,
Shropshire, SY11 3FE

A modern and well presented three-bedroom semi-detached family home boasting stylishly appointed living accommodation, off-street parking, and easily maintained south-facing rear gardens, enviably situated within a popular development in the village of St. Martins.



Ellesmere (5 Miles), Oswestry (6 Miles), Shrewsbury (25 Miles)

All Distances Approximate



- Modern Property
- Immaculately Presented
- Well-Designed
- Off-Street Parking
- South-Facing Rear Gardens
- Popular Location

DESCRIPTION

Halls are delighted with instructions to offer 13 Ceiriog Way in St Martins for sale by private treaty.

13 Ceiriog Way is a modern, three-bedroom family home which has been subject to a number of decorative improvements by the current vendors and now provides just under 800 sq ft of thoughtfully designed and well-appointed living accommodation situated over two floors, these comprising, on the ground floor, an Entrance Hall, Kitchen, Cloakroom, and Living/Dining Room, together with three first floor Bedrooms and a family Bathroom.

The property is complemented by attractive and easily maintained gardens with, to the front, a mid-height metal gate set within traditionally styled fencing leading onto a path culminating at the front door and flanked to either side by gravelled beds. The rear gardens enjoy a desirable southerly aspect and presently comprise a paved patio area which represents an ideal space for outdoor dining and entertaining, this leading on to an area of shaped lawn bordered to one side by a paved walkway which, via a full-height timber gate, provides access to the two allocated parking spaces to the rear. The rear gardens also feature two useful storage sheds.

SITUATION

St Martins has an excellent range of local amenities to include a well known Supermarket, Post office, Public House, Parish Church and excellent Primary and Secondary Schools. The larger centres of Ellesmere (6 miles) and Oswestry (5 miles) both have a more comprehensive range of amenities of all kinds and are easily easily accessible by car, as are the county towns of Shrewsbury (23 miles) and Chester (17 miles) which are both accessed by the nearby A5 trunk road.

SCHOOLING

Within a convenient proximity are a number of well-regarded state and private schools, including St.Martins School, Criftins C of E Primary, Weston Rhyn Primary, Gobowen Primary, Ellesmere Primary, Lakelands Academy, Ellesmere College, Moreton Hall School, and Oswestry School.

DIRECTIONS

Leave Ellesmere via the B068 in the direction of St.Martins, passing through the villages of Criftins and Dudleston Heath and, upon entering St.Martins and reaching a mini-roundabout, take the second exit to the centre of the village, continuing for around 0.3 miles until a right hand turn leads onto Hollands Way where, shortly after, a right hand turn leads onto Ceiriog Way, where the property will be situated on the left and identified by a Halls "For Sale" board.

THE PROPERTY

The property provides principal access via a covered porch into an Entrance Hall, where stairs rise to the first floor and a door leads immediately to the right into a Kitchen, which features a modern fitted kitchen comprising a selection of base and wall units with work surfaces over, a selection of integrated appliances, and a window onto the front elevation.

The Entrance Hall culminates at a generously proportioned Living/Dining Room which partial wall-panelling, a window to the rear, and double opening doors which exit onto the south-facing gardens, alongside ample space for seating and dining areas and a door which opens into a useful understairs storage cupboard. The ground floor accommodation is completed by a Cloakroom positioned to the left of the front door.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



Stairs rise from the Entrance Hall to a first floor landing with recessed storage cupboard and doors which provide access into three well-proportioned Bedrooms, with Bedroom One enjoying a range of wardrobe/storage cupboards, and with the first floor also benefitting from a family Bathroom which contains a modern white suite.

OUTSIDE

The property is approached, to the front, via a mid-height metal gate set within traditionally styled fencing, onto a paved pathway which leads to the front door and is flanked to either side by gravelled beds.

The rear gardens are a notable of the feature of the property due to their south-facing aspect, and have been designed with ease of maintenance in mind, with an attractive paved patio area offering an ideal spot for outdoor dining and entertaining, this leading on to an area of shaped lawn bordered to one side by a paved walkway which leads to the end of the gardens and, via a full-height timber gate, to the two allocated parking spaces immediately behind.

THE ACCOMODATION COMPRISES

- Ground Floor -
- Entrance Hall:
- Kitchen: 3.59m x 2.21m
- Living/Dining Room: 4.64m x 4.34m
- Cloakroom:
- First Floor -
- Bedroom One: 3.57m x 3.09m
- Bedroom Two: 3.13m x 2.12m
- Bedroom Three: 2.30m x 2.13m
- Family Bathroom:

W3W

///sleepy.coining.variously

SERVICES

We understand that the property has the benefit of electricity, mains water, gas, and drainage.

TENURE

We understand from the vendor(s) that the property is of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

COUNCIL TAX

This property is in council tax Band 'B' on the council register.

ANTI-MONEY LAUNDERING (AML) CHECKS

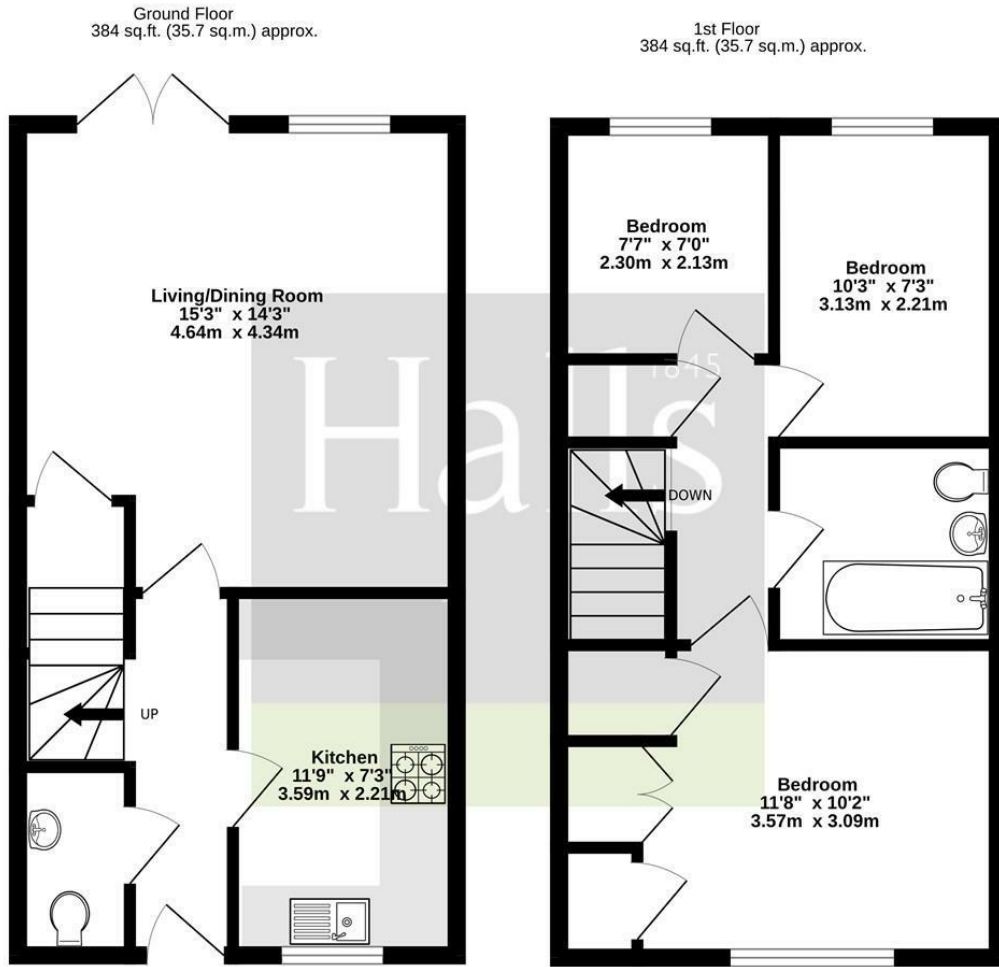
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY2 0AW

13 Ceiriog Way, St. Martins, Oswestry, Shropshire, SY11 3FE



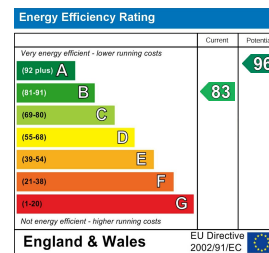
TOTAL FLOOR AREA : 769 sq.ft. (71.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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