

# Kilnside Porth-Y-Waen Oswestry SY10 8LY



5 Bedroom House - Detached  
Offers In The Region Of £795,000

## The features

- TRULY STUNNING CONTEMPORARY HOMES
- LOUNGE AND STUDY/BEDROOM 5
- PRINCIPAL BEDROOM SUITE WITH BALCONY
- GUEST BEDROOM WITH BALCONY
- EARLY RESERVATION ESSENTIAL
- EXCEPTIONAL STANDARD OF SPECIFICATION
- FABULOUS OPEN PLAN LIVING/DINING/KITCHEN
- BEAUTIFUL RURAL VIEWS IN ENVIABLE VILLAGE LOCATION
- 2 FURTHER BEDROOMS AND BATHROOM



**JUST RELEASED - THE MOST IMPRESSIVE HOME - PERFECT FOR TODAY'S MODERN LIFESTYLE**

**Wow... we are just loving the progress on this simply stunning home and cannot wait to see the final finish.**

**Forming an enviable position on this exclusive development of just 3 contemporary homes affording breath taking views to the rear over adjoining countryside and hills.**

**Each having been well thought out in design and offering spacious and versatile accommodation perfect for today's modern lifestyle and being finished to an exceptional standard of specification.**

**With the most wonderful open plan Living/ Dining/ Kitchen family room across the whole of the Ground Floor with twin bi-folds leading onto the garden, ideal for outdoor dining and entertaining, contemporary Kitchen with appliances, Lounge with feature log burner, Family Room, Utility and Cloakroom.**

**Principal and Guest Bedroom suites with feature full height ceilings with doors opening onto glazed Balconies, 3 further double Bedrooms and family Bathroom.**

**Beautifully designed by Shropshire's Award Winning Ke design'**

**To register your early interest contact [judy@monks.co.uk](mailto:judy@monks.co.uk).**

## Property details

### DESCRIPTION

We are delighted to offer to the market, these 3 stunning new homes currently under construction close to the popular market Town of Oswestry.

Each home will be finished to an exceptional standard of specification and feature high efficiency Insulation, double glazing, under floor heating throughout the ground floor and contemporary radiators to the first floor along with a choice of stunning hand-made Kitchens, integrated appliances, sleek Bath and Shower Rooms with complimentary tiling.

Affording great space which is totally versatile to suit today's new modern lifestyle - perfect for a growing family, particularly its ground floor living space which features Reception Hall with full height ceiling, an impressive open plan Living/Dining/Kitchen, Study/Bedroom 5 and Lounge with feature inglenook style fireplace. The Galleried Landing leads to the Principal Bedroom suite and Guest Bedroom both of which have access to individual glazed Balcony's from which there are stunning views over open countryside to the Welsh Hills beyond. Two further double Bedrooms and well appointed family Bathroom.

Set in a good sized Garden with large sun terrace, parking and Double Garage.

The CGI's and images are for illustration purposes only to provide a guide to the specification.

Security alarm system, electric car charging point and electrically controlled garage doors and much more.

### PLOTS 1 AND 3

Early Reservation Highly Recommended.

### LOCATION

The properties occupy an enviable position in this popular Village just under 5 miles from the centre of Oswestry. Set amid some of the finest countryside with lovely open views over adjoining fields to the Hills. There are good local facilities including school, public houses a short drive away. The busy market Town boasts a range of facilities including schools, supermarkets, independent stores, banks, restaurants, public houses, cafe's, churches and recreational activities. For commuters there is ease of access to the A5/M54 motorway network and the Railway Station at Gobowen which has links to Shrewsbury, Chester and London.

### COVERED ENTRANCE

Covered entrance with lighting.

### IMPRESSIVE RECEPTION HALL

This impressive and inviting entrance oozes natural light from full height glazing and ceiling.

### CLOAKROOM

with suite comprising WC and wash hand basin. Complementary tiled surrounds.

### LOUNGE

With window overlooking the front. Chimney recess housing cast iron log burner, media point.

### STUDY/BEDROOM 5

A versatile room having window overlooking the front, media point.

### FABULOUS OPEN PLAN LIVING/DINING/KITCHEN

The perfect room for a growing family and those who love to entertain with designated family area having feature bi-folding doors, dining area with French door and Kitchen with glide and slide doors all of which provide plenty of light and opportunity to extend your dining space to the alfresco lifestyle on the adjoining sun terrace. The Kitchen will be fitted with a choice of quality units with range of integrated appliances (subject to current build stage). Walk in Pantry.

### UTILITY ROOM

With continuation of units to complement the Kitchen and space for appliances.

### PLANT ROOM

Accessed from externally the Plant Room houses the controls for the underfloor heating and cylinders.

### LOWER LANDING

From the Reception Hall dual staircase leads to the Lower Landing off which lead

### PRINCIPAL BEDROOM SUITE

A large principal room having double opening French doors with glazed side screens opening onto the Balcony, the perfect place for watching the evening sun set. Media point, radiator.

### DRESSING ROOM

Which will be fitted with rails and shelving.

### EN SUITE

A well appointed room with suite comprising free standing bath, large shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds. Window to the side.

### BEDROOM 2

A lovely room having double opening French doors leading onto the large glazed Balcony, from which there are fabulous views over adjoining fields to the Welsh Hills beyond. Range of fitted wardrobes, media point, radiator.

### EN SUITE

Fitted with large shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

### UPPER LANDING

Staircase continues to the upper Galleried Landing from which there is an aspect to the fore, feature full height ceiling. Airing Cupboard.

### BEDROOM 3

With window to the front, range of fitted wardrobes, media point, radiator.

### BEDROOM 4

Again with window to the front, range of fitted wardrobes, media point, radiator.

### FAMILY BATHROOM

With suite comprising free standing bath, shower cubicle with direct mixer shower unit, wash hand basin set into vanity unit, WC. Complementary tiled surrounds, heated towel rail, window to the side.

### GARAGE

The property is approached over driveway with parking and leading to the Detached Double Garage with remote operated up and over door, power and lighting.

### OUTSIDE

The property is approached over forecourt with parking and leading to the detached Double Garage. The Gardens will be laid mainly to lawn with large paved sun terraces and are bordered by open fields and enjoys outlooks across to the Welsh Hills.

### 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 water, electricity and drainage are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised that due to the property being a New Build, the banding has not yet been allocated.

#### 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](http://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.

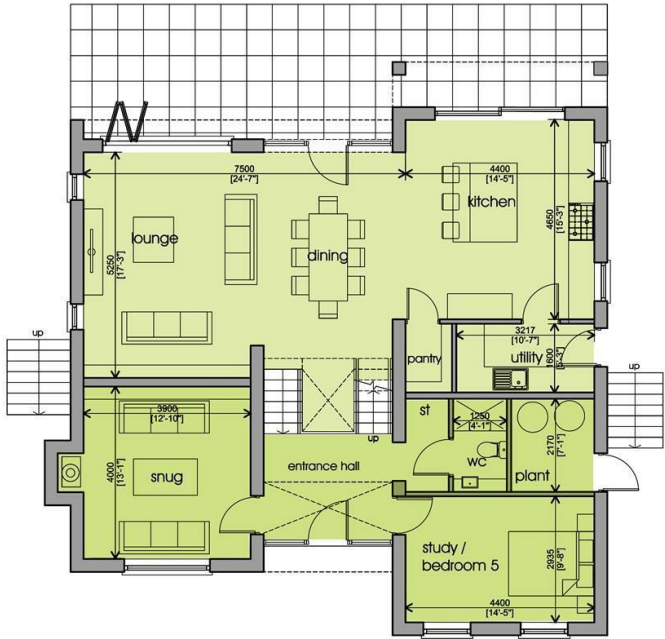
#### NEED TO CONTACT US

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.

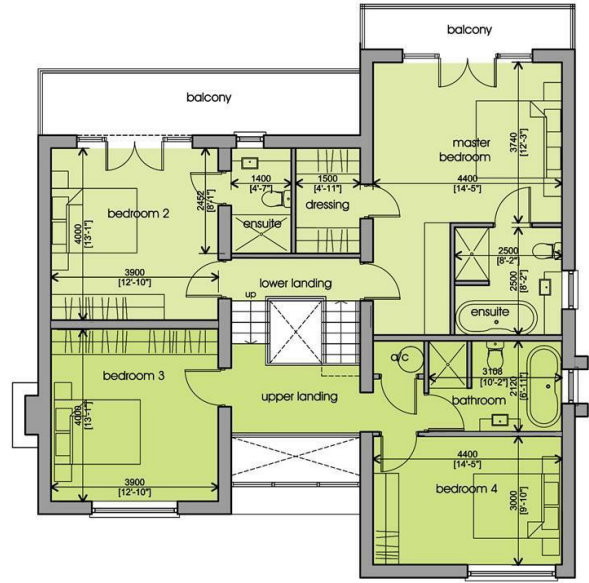
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ground floor plan (upper & lower)



first floor plan (upper & lower)



## Judy Bourne

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## Get in touch

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Click. www.monks.co.uk

## Oswestry office

16 Church Street, Oswestry,  
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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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