

12 Garside Close Hengoed SY10 7FA



**3 Bedroom House - Semi-Detached
Offers In The Region Of £325,000**

The features

- BEAUTIFULLY PRESENTED, MUCH IMPROVED AND EXTENDED FAMILY HOME
- RECEPTION HALL WITH CLOAKROOM, LOVELY AND LIGHT THROUGH LOUNGE
- RE-FITTED KITCHEN WITH RANGE OF APPLIANCES
- 2 FURTHER BEDROOMS AND FAMILY BATHROOM
- VIEWING ESSENTIAL
- MUCH SOUGHT AFTER VILLAGE LOCATION CLOSE TO TOWN
- STUNNING OPEN PLAN KITCHEN/DINING OPENING TO GARDEN/FAMILY ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY, LARGE GARAGE/WORKSHOP AND SOUTH FACING GARDEN
- EPC RATING B



*** THE PERFECT HOME FOR THOSE WHO LOVE TO ENTERTAIN ***

What a fabulous home, recently constructed and having been beautifully enhanced and extended to provide the most impressive ground floor space, perfect for today's modern lifestyle and enjoying the most wonderful outlook over adjoining fields across to the hills.

Set in an enviable private cul de sac, in an ideal position on the edge of this popular village a short drive from the busy market Town of Oswestry and for commuters ease of access to the A5/M54 motorway network.

The contemporary open plan accommodation which truly must be viewed to be fully appreciated briefly comprises Reception Hall with Cloakroom, lovely light through Lounge, stunning extension which provides fabulous open plan living with re-fitted Kitchen/ Dining area which opens through to an impressive Garden/ Family Room with feature vaulted ceiling and with bi-fold doors leading to the garden bringing the outside in - and perfect for those who love to dine alfresco. On the First Floor are the Principal Bedroom with en suite, 2 further generous Bedrooms and family Bathroom

The property has the benefit of oil central heating, double glazing, driveway with parking, garage and lovely established gardens bordered by open farmland which provide far reaching views.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable location in the sought after village of Hengoed surrounded by picturesque far reaching views over the Shropshire hills. The nearby Market Town of Oswestry is located under 3 miles away, which provides a wealth of fabulous amenities including primary and secondary schools, public houses and restaurants, doctors surgery, supermarkets and independent shops, along with a weekly Town Market. A short drive from the A5/M54 motorway network and Railway Station at nearby Gobowen which has links to Shrewsbury, Chester and London.

ENTRANCE HALLWAY

Covered entrance and replacement composite door leading into the Reception Hall, attractive decorative panelling, patterned tiled floor, radiator.

CLOAKROOM

With continued patterned tiled floor, W/C, and wash hand basin set into vanity with storage beneath. Radiator and window overlooking the front aspect.

LOUNGE

A lovely and light through room with window to the front and double opening French doors leading out to the rear patio area. Attractive stone fireplace and hearth housing gas fire, media point, radiator

IMPRESSIVE OPEN PLAN LIVING/DINING/FAMILY ROOM

The perfect space for those who love to entertain which has been created by the current owners with newly fitted Kitchen/Dining which opens into the extended Garden/Family Room which benefits from lovely rural views over adjoining farmland.

KITCHEN/DINING AREA

The Kitchen has been beautifully re-fitted with an attractive range of shaker style sage green fronted comprising cupboards and drawers with quartz work tops over. Further range of cupboards and drawers and range of integrated appliances including fridge/freezer and dishwasher with matching fascia panels. Inset 4 ring hob with extractor hood over and built in self cleaning oven and grill with microwave beneath. Matching range of eye level wall units and breakfast bar area with wine fridge beneath, LVT flooring, recessed ceiling lights, window to the front and wall mounted contemporary radiator. Opening to

FAMILY/ GARDEN ROOM

Providing the perfect entertaining space featuring oodles of natural light with feature high vaulted

ceiling with velux roof lights, full height windows and bi-fold doors leading onto the sun terrace and providing lovely aspects over the adjoining countryside with far reaching views. Feature cast iron log burner, continuation of LVT flooring, media point.

FIRST FLOOR LANDING

From the Entrance Hallway, stairs lead to the first floor landing, with a window to the rear aspect providing natural light. Access to loft space and door opening to storage cupboard. Further doors leading off.

PRINCIPAL BEDROOM

A good sized double bedroom with fitted wardrobes and window overlooking the rear aspect which provides more of them stunning countryside views. Radiator and door leading into,

ENSUITE

With shower cubicle, W/C and wash hand basin with drawers beneath, partially tiled walls, heated towel rail, window overlooking the front aspect, and heated towel rail.

BEDROOM 2

Another good sized double bedroom with fitted double width fitted wardrobe and window overlooking rear aspect.

BEDROOM 3

A good sized room with fitted with large L-shaped wardrobes providing a good amount of storage space and window overlooking front aspect. Radiator.

FAMILY BATHROOM

Fitted with a white high gloss paneled bath, and vanity unit including W/C and wash hand basin. Partially tiled walls, window overlooking front aspect and standing heated towel rail.

GARAGE

With an electric roller door to the front and a door leading out to the side of the property. Window overlooking the rear garden. Fitted base cupboards and wall mounted oil fired boiler.

OUTSIDE

The property is approached over a pathed pathway leading to storm porch, to the side the driveway has been laid with gravel and provides ample parking for multiple vehicles. The front has two areas laid to lawn and flower beds with shrubs. From the driveway, pedestrian access leads down the side of the property and into the Rear Garden where you can enjoy peaceful far reaching views over the fields and countryside around. The Rear Garden which is largely

laid to lawn has well established shrubs to the rear and is enclosed with fencing. The large patio area is perfect for those who love to entertain and dine alfresco set in a perfect sun trap within this south facing garden. Further patio area laid with slabs with summer house.

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 the property benefits from oil central heating, mains water and electricity and drainage to sewage treatment plant.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - 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.



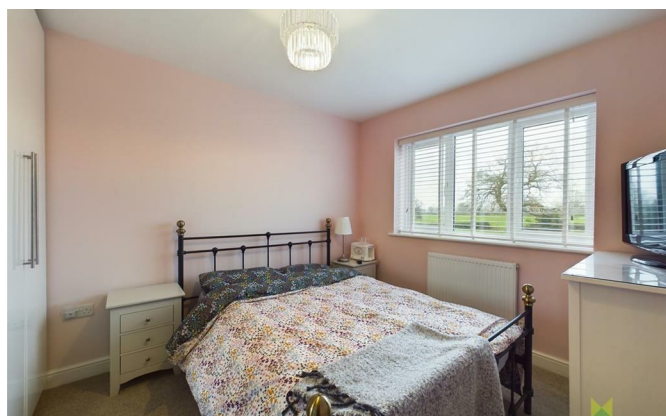


MONKS



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Approximate total area[®]
1297.65 ft²
120.56 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01691 674567
Email. info@monks.co.uk
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) A			93
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(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
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(92 plus) A			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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