

8 Ffynnon Gardens Oswestry SY11 2TY



3 Bedroom Bungalow - Detached
Offers In The Region Of £375,000

The features

- IMPRESSIVE AND SPACIOUS 3 BEDROOM DETACHED BUNGALOW
- ENVIABLE CUL DE SAC LOCATION A SHORT STROLL FROM AMENITIES
- RECEPTION HALL, LOUNGE/DINING ROOM AND LARGE CONSERVATORY
- ATTRACTIVE FITTED KITCHEN WITH APPLIANCES
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- 2 FURTHER BEDROOMS AND BATHROOM
- DRIVEWAY AND PARKING
- LOVELY ENCLOSED REAR GARDEN
- VIEWING ESSENTIAL
- EPC RATING C



*** EXCELLENT 3 BEDROOM DETACHED BUNGALOW ***

An opportunity to purchase this deceptively spacious, 3 bedroom detached bungalow, perfect for those looking to downsize yet still require space.

Occupying an enviable position in this sought after cul de sac location a short stroll from the supermarket and excellent range of amenities the busy market Town has to offer. For commuters there is also ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge/Dining Room, lovely Conservatory, attractive Kitchen with appliances, Principal Bedroom with en suite, 2 further Bedrooms and Bathroom.

The property has the added benefit of gas central heating, double glazing, driveway with parking and garage and lovely enclosed rear garden.

Viewing highly recommended and offered for sale with no upward chain.

Property details

LOCATION

The property occupies an enviable position in a sought after location in the popular market Town of Oswestry. A short drive, or stroll from all the amenities of the Town Centre including schools, banks, supermarkets, independent stores, restaurants and public houses, doctors, and churches. There is ease of access to the A5 motorway network to both Chester and the County Town of Shrewsbury and the nearby railway station at Gobowen provides direct access to North Wales to the North and West Midlands and London to the south.

RECEPTION HALL

Covered entrance with door opening to spacious Reception Hall. Radiator.

LOUNGE/DINING ROOM

An excellent sized room with the Lounge area having window to the front, wooden fire surround with living flame gas fire, media point, radiator and double opening French doors to the Conservatory. The Dining area has French doors opening onto the garden, wooden effect flooring, radiator.

CONSERVATORY

A lovely addition, being of a generous size, brick and sealed unit double glazed construction and providing lovely aspect over the gardens, power lighting and heating. Single door leading to the garden.

KITCHEN

Attractively fitted with range of cream fronted shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having integrated dishwasher and inset 4 ring hob with extractor hood over and pan drawers beneath. Eye level oven and grill with cupboards above and below, space for washing machine and fridge and matching range eye level wall units. Window and door to the side, radiator.

BEDROOM HALLWAY

off which lead

PRINCIPAL BEDROOM

a good sized double room with bow window to the front, excellent range of built in wardrobes with hanging rails and shelving, radiator.

EN SUITE SHOWER ROOM

A well appointed room with shower unit, wash hand basin with storage beneath and WC. Complementary tiled surrounds, window to the side.

BEDROOM 2

A good sized double room with window to the front, built in double wardrobe, radiator.

BEDROOM 3

A generous sized room which would also be ideal as a

home office. Window to the side, built in wardrobe, radiator.

BATHROOM

with suite comprising panelled bath, wash hand basin set into vanity with storage beneath and WC. Complementary tiled surrounds, window to the side.

OUTSIDE

The property occupies an enviable cul de sac location, approached over brick paved driveway with parking and leading to the Garage with electric door and fob..

The Front Garden is laid to lawn with shrub and herbaceous beds. Side pedestrian access leads to the lovely rear garden which is laid to large paved sun terrace, shaped lawn and well stocked flower, shrub and herbaceous beds and offers a good level of privacy. Good sized shed.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

We are advised the council tax is band D, however 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.

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Approximate total area[®]
1320.41 ft²
122.67 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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		
(81-91) B		
(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
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	

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