

36 Ceiriog Way St. Martins SY11 3FE



3 Bedroom House - Semi-Detached
Offers In The Region Of £249,950

The features

- BEAUTIFULLY PRESENTED 3 BEDROOM TOWN HOUSE
- STUNNING VIEWS BACK ACROSS TO THE HILLS AND BORDERED BY FARMLAND
- FITTED KITCHEN WITH RANGE OF APPLIANCES
- TWO FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- LOVELY PRIVATE ENCLOSED GARDEN. VIEWING ESSENTIAL.
- MUCH SOUGHT AFTER SELF SUFFICIENT VILLAGE LOCATION
- RECEPTION HALL, CLOAKROOM, LOUNGE/DINING ROOM
- PRINCIPAL BEDROOM SUITE WITH WALK IN WARDROBE AND SHOWER ROOM
- DRIVEWAY WITH PARKING AND EV CHARGING POINT
- EPC RATING B



***** IMPRESSIVE TOWN HOUSE WITH LOVELY OPEN VIEWS *****

Occupying a prime position on this popular development, this beautifully presented 3 storey Town House has a lovely open aspect to the fore with views over open space across to the Hills and to the rear over open farmland.

Finished to a high standard of specification by reputable local developers Prime Save properties and being perfect for a growing family with its 3 generous double Bedrooms.

Ideally placed for commuters with ease of access to the A5/M54 motorway network and set in the heart of this self sufficient village with amenities including school and supermarket.

The accommodation briefly comprises Reception Hall with Cloakroom, good sized Lounge/Dining Room, attractive Kitchen with integrated appliances, 2 double Bedrooms and Bathroom on the First Floor and excellent Principal Suite with walk in Dressing Room and Shower Room on the Second Floor.

The property has the benefit of gas central heating, driveway with parking for two cars and EV charging point and easily maintained garden which offers a good level of privacy and is bordered by fields.

Viewing essential.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular Village on the edge of the busy market Town of Oswestry. There are an excellent range of amenities within the village and ease of access to the Town and A5/M54 motorway network.

RECEPTION HALL

Covered entrance to Reception Hall with feature decorative wood panelling, LVT flooring, radiator. Useful Utility cupboard with space and plumbing for washing machine.

CLOAKROOM

with WC and wash hand basin, complementary half tiled walls, window to the front, radiator.

LOUNGE/DINING ROOM

A good sized room featuring double opening French doors leading onto the garden, large under stairs storage cupboard, media point, radiator.

KITCHEN

Attractively fitted with range of gloss fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset 4 ring hob with extractor hood over and oven and grill beneath and fridge freezer, each with matching fascia panels. Range of eye level wall units, concealed central heating boiler, window to the front, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing off which lead

BEDROOM 2

A great multi purpose room which could easily accommodate a first floor Lounge having feature Juliette style balcony with double opening French doors providing a lovely outlook over the garden and open fields beyond. Radiator.

BEDROOM 3

A generous sized double room having two windows to the front, radiator.

FAMILY BATHROOM

with suite comprising panelled bath with mixer taps and shower attachment, wash hand basin and WC. Complementary tiled surrounds, heated towel rail.

SECOND FLOOR LANDING

The Staircase continues to the Second Floor and off which lead

PRINCIPAL BEDROOM

A lovely room having window to the front from which there is a lovely aspect over the open space and across the roof tops to the Town and Hills beyond. Media point, radiator.

WALK IN WARDROBE

with hanging rail and shelving.

SHOWER ROOM

with suite comprising fully tiled shower cubicle with direct mixer shower unit, wash hand basin set into vanity with storage and WC. Complementary tiled surrounds, heated towel rail, velux roof light to the rear.

OUTSIDE

The property occupies an enviable position towards the rear of the development with a lovely open outlook to the front over open space and across in the distant to the Town and Hills. Approached through wrought iron gate and fencing the front garden is laid to lawn with flower and shrub beds. The Rear Garden is a particular feature, offering a good level of privacy and having been laid for ease of maintenance to a high quality astro turf, paved sun terrace and slate borders. Enclosed with wooden fencing and gate giving access to the rear and parking for two cars - provision for EV charging point. The property is bordered to the rear by fields and has a lovely open outlook.

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 services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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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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		94
(81-91) B		84
(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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