

# Myanta Trefonen Road Morda Oswestry SY10 9NU



**4 Bedroom House - Detached**  
**Offers In The Region Of £340,000**

## The features

- DECEPTIVELY SPACIOUS DETACHED FAMILY HOME
- RECEPTION HALL, CLOAKROOM, IMPRESSIVE THROUGH LOUNGE
- 4 GENEROUS DOUBLE BEDROOMS AND BATHROOM
- DRIVEWAY WITH AMPLE PARKING AND GARDENS TO FORE, SIDE AND REAR
- VIEWING HIGHLY RECOMMENDED
- ENVIABLE VILLAGE LOCATION WITH FABULOUS OPEN VIEWS TO REAR
- DINING ROOM AND BREAKFAST KITCHEN
- LARGE ATTIC WITH POTENTIAL FOR CONVERSION (SUBJECT TO CONSENTS)
- NO UPWARD CHAIN
- EPC RATING C



**\*\*\* SPACIOUS FAMILY HOME WITH FABULOUS OPEN VIEWS \*\*\***

An excellent opportunity to purchase this deceptively spacious 4 double bedroom detached family home which boasts fabulous open views to the rear back towards the Town and Hills.

Occupying an enviable position in the heart of this popular and self sufficient village, a pleasant stroll from the Town Centre and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Cloakroom, lovely light through Lounge, Dining Room, Breakfast Kitchen, Rear Porch and Utility Store, 4 generous double Bedrooms and family Bathroom. There is a large boarded Attic with window providing open outlook over the village and countryside beyond and which offers great scope for conversion to additional accommodation (subject to the necessary consents).

The property has the benefit of a good sized driveway with parking for several cars and wrap around gardens which are bordered by open farmland and provide a lovely open aspect.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position in Morda within a pleasant stroll from the popular market Town of Oswestry and all of its amenities including restaurants, cafe's, independent stores, supermarkets, churches and the Town's recreational facilities. Ideally placed for commuters with ease of access to the A5/M54 motorway network with links to Chester and the nearby railway station at Gobowen.

### ENTRANCE PORCH

With door leading from the driveway into the entrance porch, door leading into,

### RECEPTION HALLWAY

A spacious entrance hall with large built in cloaks cupboard, oak flooring, radiator.

### THROUGH LOUNGE

A great sized dual aspect room naturally well lit with windows to the front and side aspect and French doors leading out to the rear garden. oak flooring, feature brick built fireplace surround and slate hearth housing cast iron multi fuel burner. Radiators.

### DINING ROOM

With window to the rear aspect, oak floor covering. Radiator

### KITCHEN

Fitted with a range of base level units comprising of cupboard and drawers with worktop over. Inset single drainer sink with mixer tap set into base unit, integrated oven/ grill with four ring gas hob set into worktop with extractor hood over. Further range of matching eye level units, windows to the front and side aspect, space for washing machine/ tumble dryer and fridge/ freezer, windows to the front and side, tiled flooring.

### REAR ENTRANCE

With door leading to the rear garden, storage shelves, tiled flooring and doors leading off,

### CLOAKROOM

With WC, and wash hand basin with complimentary tiled splash back, window to the rear aspect. Radiator.

### BOILER ROOM/ STORAGE

Housing has combination boiler and fuse board, window to the rear aspect. Space for storage.

### FIRST FLOOR LANDING

From the hallway stairs lead to the first floor landing with door opening to airing cupboard, window to the front aspect,

ATTIC STORAGE - Large hatch access with ladder gives access to the Second Floor attic space which has been modified to provide great storage being boarded, floored, power and lighting, radiator and window to the side with fabulous view over the Village and countryside beyond. Please Note - this space offers great potential for additional accommodation - perfect for those who work from home - subject to the necessary consents.

### BEDROOM 1

A generous sized room with windows to the front and side aspect from which there are lovely outlooks across fields to the Hills. Fitted wardrobe with sliding mirror doors. Radiator

### BEDROOM 2

Another generous sized double room with window to front aspect. Fitted wardrobe with sliding mirror doors. Radiator

### BEDROOM 3

A further double room with window to rear aspect enjoying a lovely aspect over farmland, the Hills and back towards the Town.. Fitted wardrobe with sliding mirror doors. Radiator

### BEDROOM 4

Again another double room with window to the rear with fabulous outlooks over fields, hills and back towards the town. Fitted wardrobe with sliding mirror doors. Laminate flooring, radiator.

### BATHROOM

With suite comprising of panelled bath with power shower over and shower screen. WC and wash hand basin with mounted mirror and light above. Tiled flooring and fully tiled walls. Window to the rear aspect, radiator.

### OUTSIDE

To the front of the property there is a large driveway providing ample off road parking for multiple vehicles, enclosed by brick wall, fencing and entrance gates. To the side of the property there is a large area laid with lawn and gravel, leading to a paved patio with pergola over providing the perfect space for dining and entertaining, with uninterrupted views over the countryside. Storage shed and further area laid with gravel.

### 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 and would recommend again that this is verified.

## COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D- 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/buy/mortgage-calculator/) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

## LEGAL SERVICES

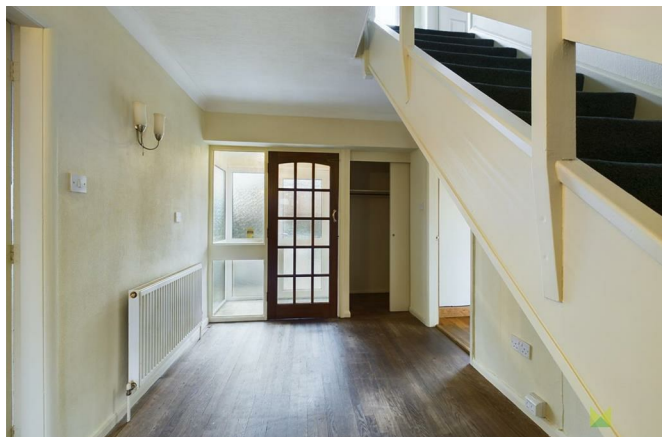
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

## 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.





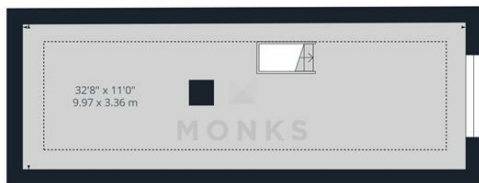
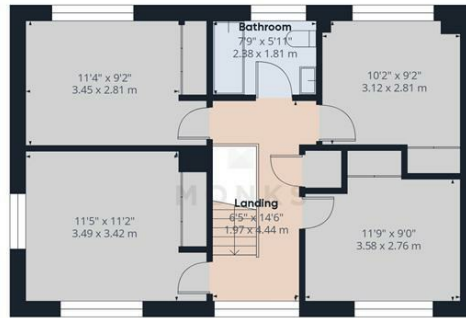




## Myanta Trefonen Road, Morda, Oswestry, SY10 9NU.

4 Bedroom House - Detached  
Offers In The Region Of £340,000





**Approximate total area<sup>(1)</sup>**  
 1678.1 ft<sup>2</sup>  
 155.9 m<sup>2</sup>

**Reduced headroom**  
 141.92 ft<sup>2</sup>  
 13.19 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

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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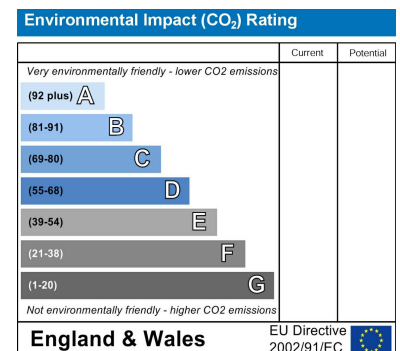
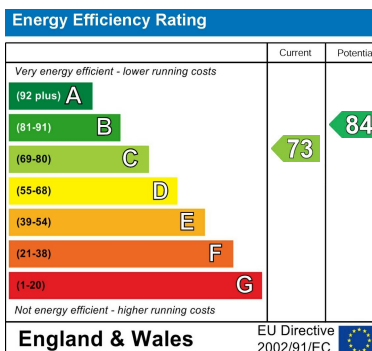
**Oswestry office**

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**



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