

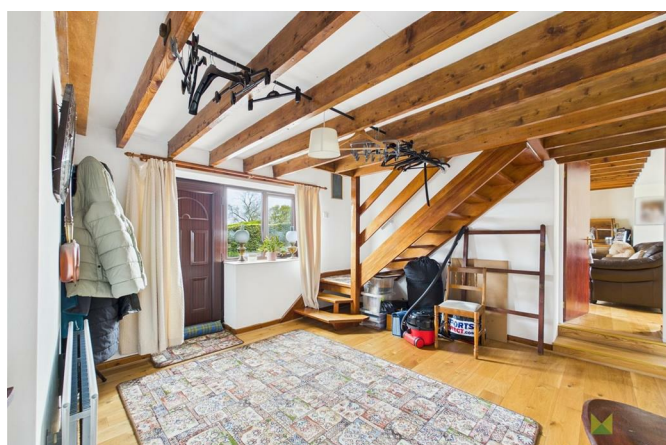
Raymar Nantmawr Oswestry SY10 9EH



3 Bedroom House - Semi-Detached
Offers In The Region Of £350,000

The features

- STUNNING RURAL VIEWS OVER THE TANANT VALLEY
- HALL/STUDY, THROUGH LOUNGE, DINING/SITTING ROOM
- 3 GENEROUS BEDROOMS AND BATHROOM
- GARDENS WITH THE MOST FABULOUS VIEWS
- VIEWING ESSENTIAL
- SEMI DETACHED COTTAGE SET IN APPROXIMATELY 1/2 ACRE GARDEN
- KITCHEN, UTILITY AND CLOAKROOM
- DRIVEWAY WITH PARKING, GARAGING
- AMPLE SCOPE FOR EXTENSION (SUBJECT TO CONSENTS)



*** BREATH-TAKING VIEWS OVER THE TANANT VALLEY ***

Set in approximately 1/2 acre of garden which is bordered by open farmland with stunning rural aspect, this 3 bedroom semi detached cottage provides ample scope for extension if required (subject to consents).

Located on the edge of this popular Village amid some of the finest countryside and being a short drive from the busy market Town of Oswestry which boasts an excellent range of amenities and good road links to Shrewsbury, Wrexham and Chester.

The accommodation briefly comprises Reception/Dining Hall, through Lounge, Dining/Sitting Room, Breakfast Kitchen, Utility/Boot Room, Cloakroom, 3 generous Bedrooms and Bathroom.

The property has the benefit of central heating, double glazing, driveway with parking, large garage and delightful gardens of approximately 1/2 acre.

Viewing essential.

Property details

LOCATION

ENTRANCE HALLWAY

Covered entrance with door opening to this inviting and spacious Reception area which lends itself to use as a Home Office, Games or Dining Room. Exposed beamed ceiling, wooden floor covering, radiator.

LOUNGE

A lovely light and spacious through room having windows to the front and rear with aspects over the garden and Tanant Valley beyond. Exposed beamed ceiling, wooden floor covering, media point, radiators.

DINING/SITTING ROOM

having window to the front with open aspect over farmland. Open fireplace, exposed beamed ceiling, media point, radiator. Wooden effect flooring.

KITCHEN

With window to the rear aspect with stunning far reaching views over the gardens, open fields and the Tanant Valley. Fitted with range units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and space for cooker. Tiled surrounds with range of eye level wall units over, tiled flooring, radiator.

UTILITY/BOOT ROOM

with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, tiled floor, window and stable style door to the rear with lovely open aspects.

CLOAKROOM

with WC and wash hand basin. Tiled floor, radiator, window to the rear.

FIRST FLOOR LANDING

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

BEDROOM 1

A generous sized double room with window to the front with lovely open aspect over fields. Wooden effect flooring, radiator.

BEDROOM 2

Another generous sized double room with window to the front with lovely open aspect, wooden effect flooring, radiator.

BEDROOM 3

with window to the front, again with aspect over open fields, wooden effect flooring, radiator.

BATHROOM

with large shower cubicle with direct mixer, drench head, panelled bath, wash hand basin set into vanity with storage beneath, WC. Fully tiled surrounds, radiator, large Airing Cupboard with shelving. Window to the rear.

OUTSIDE

The property occupies a truly enviable position and is set in approximately half an acre of gardens which is bordered by open farmland and has the most breath-taking views over the adjoining Tanant Valley. Approached over driveway which provides ample parking and turning for numerous vehicles and leading to the detached double Garage and Store. The Gardens are laid extensively to lawn with flower and shrub beds along with inset specimen trees and enclosed with fencing.

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 water, electricity and drainage are connected. Oil central heating.

COUNCIL TAX BANDING

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

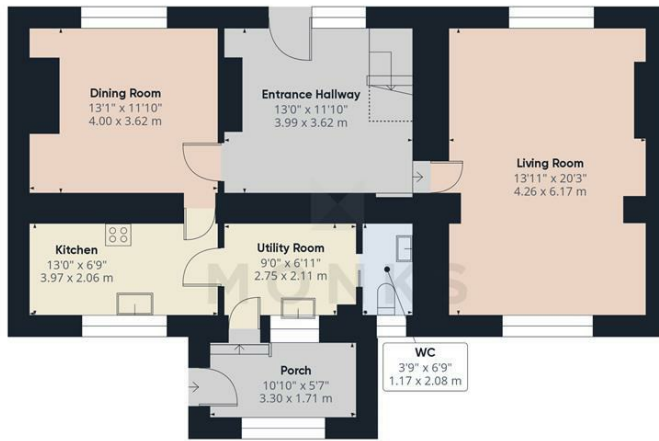




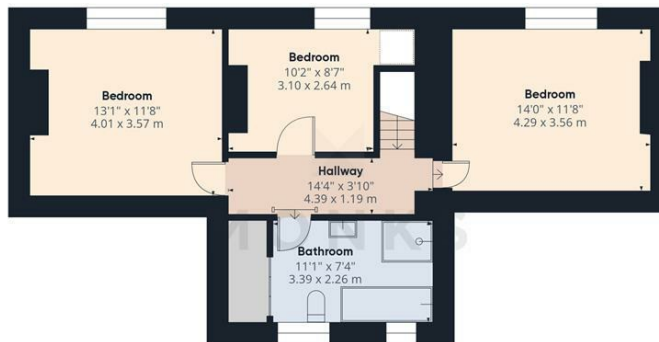
Raymar , Nantmawr, Oswestry, SY10 9EH.

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Floor 0



Floor 1



Approximate total area⁽¹⁾

1385.96 ft²
128.76 m²

Reduced headroom

10.96 ft²
1.02 m²

(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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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 (CO₂) 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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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.