

# 23 Brynhafod Road Oswestry SY11 1RT



**3 Bedroom House - End Terrace**  
**Offers In The Region Of £350,000**

## The features

- CHARMING PERIOD HOME FINISHED TO A HIGH STANDARD
- GENEROUS LOUNGE WITH BAY WINDOW AND LOG BURNING STOVE
- THREE GENEROUS BEDROOMS AND BEAUTIFULLY FINISHED BATHROOM
- DRIVEWAY WITH OFF ROAD PARKING FOR MULTIPLE VEHICLES
- ENERGY PERFORMANCE RATING 'D'
- OFFERING DECEPTIVELY SPACIOUS AND VERSATILE LIVING
- STYLISH CONTEMPORARY KITCHEN AND DINING/FAMILY ROOM
- ENCLOSED REAR GARDEN WITH PAVED SEATING AREA AND SHRUBS
- ENVIABLE LOCATION CLOSE TO TOWN AND IT'S AMMENITIES
- VIEWINGS ESSENTIAL



### \*\*\* BEAUTIFULLY PRESENTED 3 BEDROOM PERIOD HOME \*\*\*

An opportunity to purchase this well presented 3 Bedroom period home, which has been much improved by the current owners. Offering deceptively spacious living throughout, perfect for the growing family and today's modern lifestyle.

Occupying a truly enviable position within walking distance of the Town Centre and ease of access to the A5/M54 Motorway network, along with access to the nearby railway station at Gobowen offering direct railway links.

Briefly comprising Entrance Hallway, Lounge, Dining Room, Kitchen, Cloakroom, Three Bedrooms, and Family Bathroom.

Having the benefit of gas central heating, double glazing, an enclosed rear garden, driveway with off road parking

Viewings Highly Recommended.

## Property details

### LOCATION

This charming property enjoys a prime position in the heart of Oswestry, the second largest market town in Shropshire, renowned for its rich history, vibrant community, and exceptional amenities. Ideally located, the home is within easy walking distance or a short drive from everything this thriving town has to offer. Oswestry boasts a dynamic town centre with a lively café culture, a diverse range of independent shops and well-known supermarkets, and an impressive selection of restaurants, traditional pubs, and leisure facilities. The town also offers excellent educational opportunities with a choice of respected public and private schools, along with essential services including doctors' surgeries, churches, and community hubs. The historic market, held every Wednesday and Saturday, adds unique charm and draws visitors from across the region. For those commuting or travelling further afield, the property provides convenient access to the A5 and M54 motorway network, offering swift links to Chester and the county town of Shrewsbury. The nearby village of Gobowen also benefits from a mainline railway station with direct services to North Wales, Chester, the West Midlands, and London—making this an ideal location for both everyday living and extended travel.

### ENTRANCE HALLWAY

Entrance door opens into the Reception Hallway, a bright and welcoming room, with double glazed window to the side aspect, newly laid decorative tiled flooring, door providing access to an under stairs storage cupboard, Staircase with dado rail leads up to the First Floor Landing. Two Victorian style column radiators, with further doors leading off to adjoining rooms.

### LOUNGE

A light and airy room with double glazed sash window to the front aspect. Chimney recess housing log burning stove with surround and tiled hearth, Oak flooring and Victorian style column radiator.

### DINING ROOM

A well lit and versatile room with double glazed bay window to the side aspect and door leading out to the

Rear Garden, further sash window overlooking the rear aspect. Chimney recess houses multi fuel burning stove with wooden surround and hearth. Oak flooring, alcove storage cupboard with fitted shelves. Further fitted storage cupboard, oak flooring and radiator. Door leading into,

### KITCHEN

The kitchen has been fitted with a range of base level pale green shaker style solid wooden fronted units with work surface over. Undermount Belfast sink with mixer tap over and drainer. Freestanding range style cooker with five ring gas hob over and complimentary tiled splashback. Space for freestanding fridge/freezer, and further space with plumbing for washing machine beneath work surface. Matching range of all mounted units, double glazed windows to both side aspects, and door leading out to the Rear Garden. Oak flooring, radiator and door leading into,

### CLOAKROOM

A versatile and good sized room fitted with concealed WC and wash hand basin set into vanity unit with cupboard below. Windows to both side aspects, quarry tiled flooring, space for storage.

### FIRST FLOOR LANDING

From the Reception Hallway staircase leads to the First Floor Landing. A double glazed window overlooks the side aspect, access to the loft space, oak flooring, and doors leading off,

### BEDROOM 1

A good sized double bedroom and well lit with double glazed sash bay window to the front aspect, and window to the side aspect. Oak flooring and radiator.

### BEDROOM 2

Another good sized bedroom with double glazed sash window overlooking the rear aspect. Oak flooring, radiator.

### BEDROOM 3

With double glazed window to the rear aspect. Oak flooring, radiator.



## **FAMILY BATHROOM**

Modern family bathroom fitted with suite comprising of freestanding bath with shower head over and shower screen and tiled walls. wash hand basin and WC, Oak flooring and double glazed window to the side aspect, heated towel rail.

## **OUTSIDE**

This attractive property boasts a spacious driveway at the front, offering ample parking for multiple vehicles and is bordered by a charming low-level wall. A fence and gate provide access to the rear garden, which features a generous paved area ideal for outdoor entertaining, alongside a neatly lawned section. A brick pathway follows the curve of the lawn. Two external power outlets. The garden is enhanced by a well-maintained flower border with established shrubs, and is fully enclosed with fencing. Convenient side access adds to the practicality of this delightful outdoor space.

## **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 mains electric, water and drainage are connected with gas fired central heating.

### **COUNCIL TAX BANDING**

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

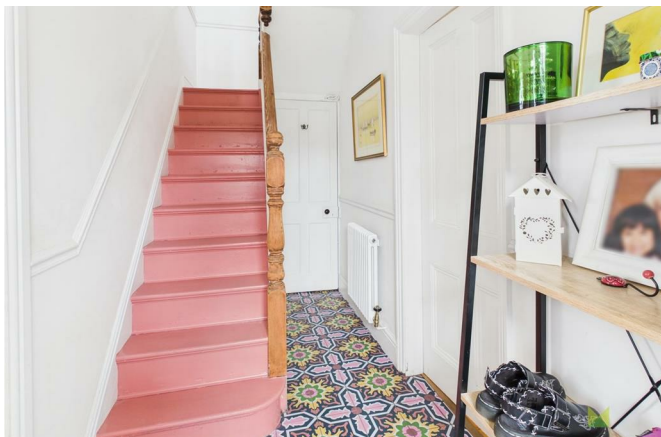
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

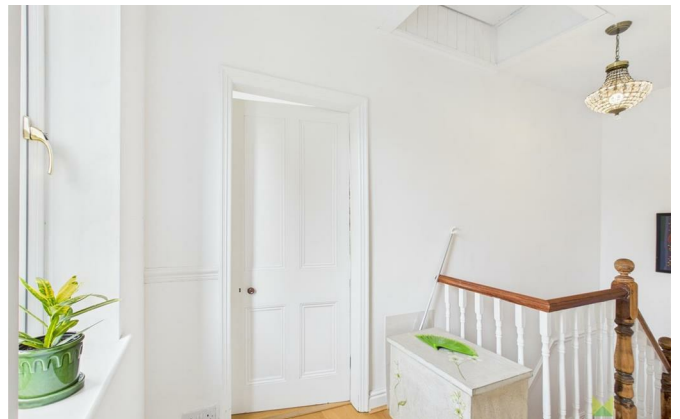
### **REMOVALS**

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.



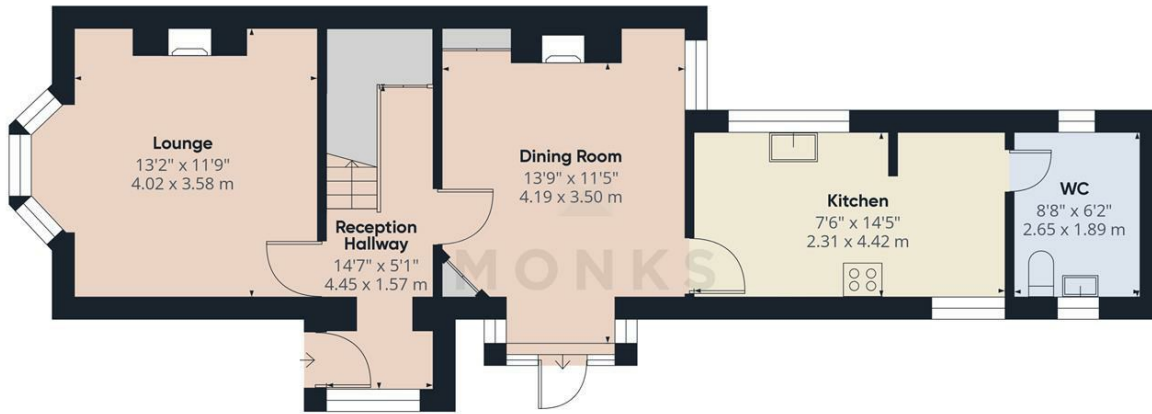




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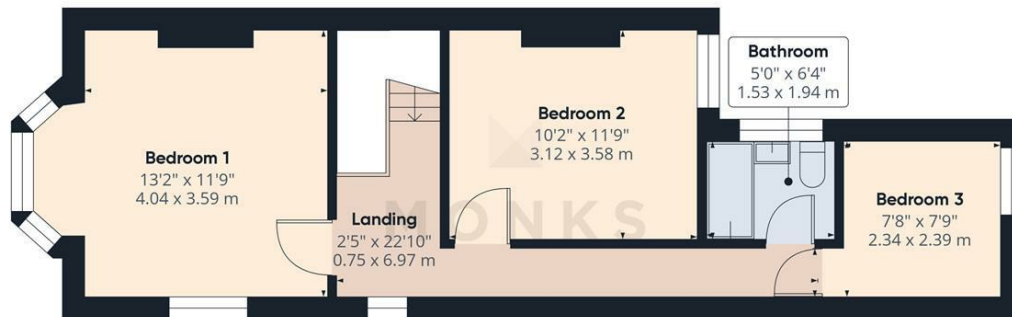
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Floor 0

**Approximate total area<sup>®</sup>**  
1032.79 ft<sup>2</sup>  
95.95 m<sup>2</sup>



Floor 1

(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



## Judy Bourne

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## Get in touch

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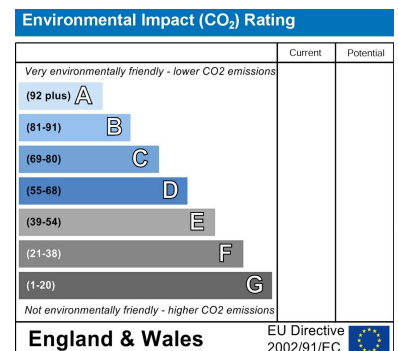
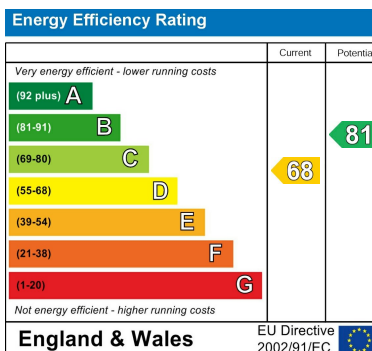
## Oswestry office

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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