

Town & Country

Estate & Letting Agents



25 Plas Ffynnon Way, Oswestry, SY11 2TZ

£365,000

WITH NO ONWARD CHAIN!!! Town and Country Oswestry are pleased to offer this LARGE DETACHED THREE BEDROOM BUNGALOW IN IMMACULATE CONDITION THROUGHOUT. Situated within walking distance to Oswestry town centre on a popular development. The property has been transformed internally to create a light, bright modern home with a lovely flow. There is a long driveway with car port and an integral single garage. The attractive garden to the rear is completely enclosed by fencing making it a safe and private area. Oswestry town centre is just a short walk away offering all daily amenities and good road links.

Directions

From our Willow Street office proceed out of town and turn right onto Castle Street. Follow the road around and turn left at the junction onto Beatrice Street. Stay in the right hand lane and follow the one way system back into the town along Oswald Road. At the traffic lights turn left onto Leg Street and go straight ahead at the mini roundabout onto Salop Road. Turn left onto Middleton Road and proceed to the mini roundabout. Turn right onto Plas Ffynon Way and follow the road down where the property will be found on the left hand side just before the open green.

Accommodation Comprises

The property has been updated to create a truly superb home which benefits from high specification fixtures and fittings, newly fitted carpets throughout and beautiful solid oak flooring to the hallway. The rooms flow through the property to create light and spacious accommodation all of which is in immaculate 'walk in' condition in neutral tones and decor. Externally the property is situated at the edge of the development with an open green to one side giving a great deal of privacy. The driveway provides ample parking, carport and single garage whilst the gardens are well tended for ease of maintenance whilst still a good size to attract the keen gardener.

Entrance

With a porch over the front door and security lighting.

Entrance Hall



The light and bright hallway has two useful storage cupboards with shelving, solid oak flooring, telephone point, airing cupboard, radiator, part glazed door to the front with glazed side panel, doors to all rooms and double fully glazed doors opening into the lounge.

Living Room/Dining Area 15'7" x 14'8" (4.75 x 4.47)



The impressive lounge/ dining area runs along the rear of the property and is an ideal entertaining space having patio doors leading through to the conservatory and a central feature electric fireplace with marble effect surround and hearth, tv point, telephone point, three radiator, a window to the rear, wall lights, solid oak flooring to the dining area, coved ceiling and two USB points.

Additional Photograph



Additional Photograph



microwave, integrated Neff dishwasher, integrated Neff fridge, part tiled walls, radiator, tiled flooring, window to the side and a door leading to the side of the property.

Additional Photograph



Additional Photograph



Edwardian Conservatory 11'8" x 9'0" (3.56 x 2.74)



Kitchen 12'0" x 10'0" (3.66 x 3.05)



The conservatory really links the house with the garden and has a brick dwarf wall with a upvc frame and tiled floor. Double doors open out on to the garden.

The modern fitted kitchen is fitted with a range of good quality white base and wall units with attractive contrasting granite work surfaces over, inset single bowl sink with a mixer tap over, ceramic Neff hob with integrated extractor fan over, eye level Neff integrated oven with grill above, integrated Neff

Bedroom One 12'0" x 10'0" (3.66 x 3.05)



The excellent first double bedroom is fitted with two double built in wardrobes with shelving and hanging rails, tv point, radiator, window to the front and a door leading through to the en Suite shower room.

En Suite



Fitted with a three piece suite comprising corner shower cubicle with Triton electric shower, low level W/C, contemporary square wash hand basin on a vanity with mixer taps over , tiled walls, vinyl flooring, radiator and a window to the side.

Bedroom Two 11'2" x 10'8" (3.40 x 3.25)



Another good sized double with double built in wardrobes having rails and shelving, radiator and a window to the front.

Bedroom Three 10'5" x 7'9" (3.18 x 2.36)



The third bedroom will also take a double bed and has double built in wardrobes with rails and shelving, telephone point, radiator and a window to the side.

Bathroom



The family bathroom is fitted with a three piece suite comprising a panelled bath with an electric Triton shower over and bifold screen, wash hand basin, low level W/C, shaver point, extractor fan, heated towel rail, tiled floor and a window to the side.

Front Garden

The property is approached over a block paved driveway providing parking for several vehicles up to the car port and single garage. There is gated access and block paved pathways leading to both sides of the property.

Rear Garden



The rear garden is another great feature of the property having a block paved patio area leading off the conservatory which is a sun trap on warm summer nights. The gardens beyond are lawned and are surrounded by shrubbed and gravelled borders for ease of maintenance. There is also a shed, greenhouse and an outside tap. The garden is fully enclosed by fencing making it very safe for children and pets.

Additional Photograph



Sire Area



Garage

With an electric roller style door with remote control , tiled floor, gas fired wall mounted combination boiler, window to the rear, loft space and utility area at the rear. The current owners will be leaving a free standing freezer to be included in the sale.

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

Hours Of Business

Monday - Friday - 9.00 - 5.30
Saturday - 9.00 - 4.00

Services

The agents have not tested the appliances listed in the particulars.

Tenure/ Council Tax

We understand the property is freehold/leasehold, although purchasers must make their own enquiries via their solicitor.

The council tax is payable to Shropshire Council and we believe it to be in band D.

Money Laundering Regulations

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Town and Country

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Additional Information

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We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

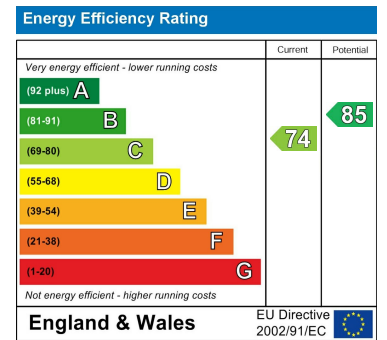


25 plas fynnon way, Oswestry

Area Map



Energy Efficiency Graph



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