



FOR SALE

Offers In The Region Of £675,000

Y Ty Mawr, 11 Ralphs Drive, West Felton, Shropshire, SY11 4QH

An attractively designed, spaciouly proportioned and beautifully appointed contemporary detached family house with double garage and generously proportioned gardens in a sought after end cul-de-sac plot, adjoining farmland with easy access to village amenities.





- Sought after family home
- Beautifully appointed
- High specification
- Generous lawned gardens
- End cul-de-sac position adjoining fields
- Village amenities

DIRECTIONS

From Oswestry proceed South along the A5 for about two miles to left turning for Queens Head / West Felton. Follow this road through to the village, past the Punch Bowl pub, over a mini roundabout and then turn left onto Ralphs Drive. Follow this through to the end and the property will be seen last on the left.

SITUATION

The property occupies a lovely position on this established development at the end of a cul-de-sac adjoining fields, which provide some delightful views. The village itself is well sought after and offers a thriving community, together with a number of amenities, including primary school, pub and shop. Main amenities can be found in Oswestry approximately 3 miles away. A comprehensive range of shopping facilities are included, including supermarkets, retail stores and a thriving industrial estate. There are a selection of local schools in the area including both state and private.

Commuters have easy access to a number of commercial centres via the A5 including Shrewsbury to the South, linking through to Telford and the M54 motorway, alternatively North with road links to Wrexham and Chester. There is a rail service also at Gobowen.

DESCRIPTION

Y Ty Mawr provides an excellent opportunity to acquire such an imposing and well designed contemporary home, set in a seldomly available end cul-de-sac corner plot. Understood to have been built in 2021, the property is one of the largest on this recently established development, completed by a well known local builder to a high specification, with the benefit of an NHBC Warranty. The striking design offers spacious proportions throughout, providing a light and airy atmosphere, whilst contemporary fittings combine to offer a comfortable easy living environment.

ADDITIONAL FEATURES

- * Porcelanosa tiled floors to the ground floor.
- * Zoned underfloor heating to the ground floor with radiators to the first floor.
- * Satin chrome light switches / sockets throughout, some with USB ports.
- * Feature decorated internal walls.
- * Attractive oak veneered cottage style internal doors.
- * Upgraded kitchen fittings by Lochanna Kitchens including two-tone coloured faced units, Spectra shuttered work surfaces and a range of quality appliances.
- * Five double bedrooms, two ensuite bathrooms / one main bathroom.
- * Superb size lounge with log burner and French doors.
- * Detached double garage built with double skin walls and electric automatic entrance doors.

PORCH

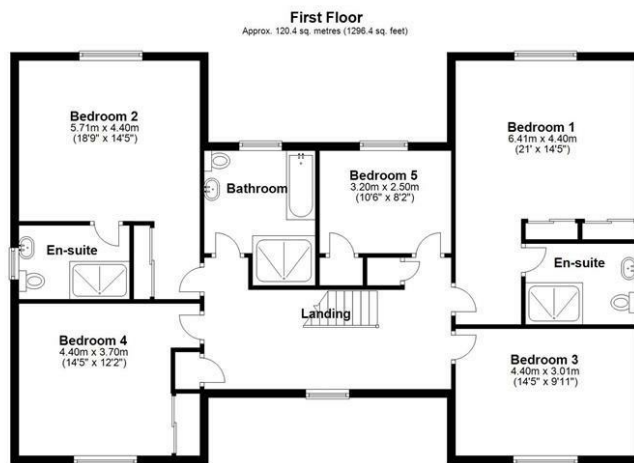
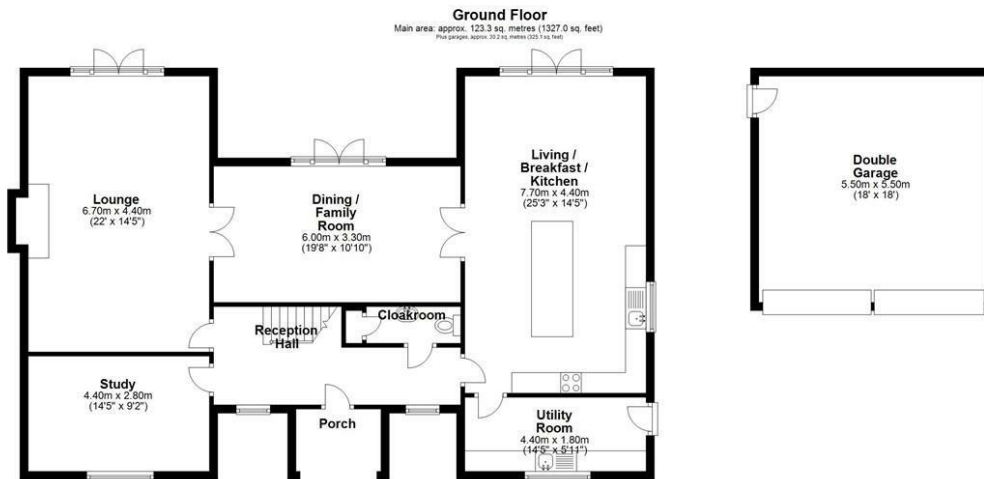
With tiled floor.

RECEPTION HALL

Spaciously proportioned with tiled floor, staircase to the first floor.

GUEST CLOAKS / WC

With tiled floor, pedestal wash hand basin, WC, access to useful understairs store.



Main area: Approx. 243.7 sq. metres (2623.4 sq. feet)
Plus garages: approx. 30.2 sq. metres (325.1 sq. feet)
11 Ralphs Drive

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



STUDY

With tiled floor, extra power points and front window aspect.

LOUNGE

With coved ceiling, wide fireplace with oak beamed mantle, slate effect tiled hearth with Flavel wood burning stove, double glazed twin French doors with side windows opening out to the rear garden and patio. Internal glazed twin doors open to:

DINING ROOM / FAMILY ROOM

With coved ceiling, tiled floor, double glazed twin French doors with side windows.

OPEN PLAN LIVING / DINING / KITCHEN

With tiled floor and designed as follows:

KITCHEN / BREAKFAST AREA

With extensive grey shuttered laminate work surfaces with upstands, built in stone effect Franke one and a half bowl sink unit, BUILT IN CERAMIC AEG INDUCTION COMBO HOB UNIT with INTEGRAL EXTRACTOR UNIT, a comprehensive range of contemporary style kitchen units finished in Lochanna Lastra Ford and Driftwood, BUILT IN AEG FAN ASSISTED DOUBLE OVEN with pan storage cupboards above and below, eye level units to include wine rack and book shelving, INTEGRATED AEG DISHWASHER, INTEGRATED AEG FRIDGE AND FREEZER UNIT, INTEGRATED WINE COOLER, impressive centre ISLAND with grey shuttered laminate work surface and breakfast bar, consisting of a comprehensive range of built in drawer units, ceiling downlighters.

DINING / LIVING AREA

With coved ceiling, double glazed twin French doors with side windows leading out to the rear garden and patio.

UTILITY ROOM

With tiled floor, extensive fitted grey shuttered laminate work surface with upstand, built in Franke one and a half bowl sink unit, good selection of base and eye level cupboards, space and plumbing for a washing machine and a tumble dryer, side external entrance door to the driveway.

FIRST FLOOR

GALLERIED LANDING

With coved ceiling, built in linen cupboard with slatted shelving, built in cylinder cupboard with large Worcester hot water cylinder.

PRINCIPAL BEDROOM 1

With coved ceiling, built in range of wardrobes with mirrored sliding doors, access to loft space, rear window aspect

ENSUITE SHOWER ROOM

With tiled floor, half tiled walls, wide tiled shower cubicle with direct feed shower unit including rain head and hand held attachment, pedestal wash hand basin, WC, chrome ladder radiator, electric shaver socket and ceiling downlighters.

BEDROOM 2

With coved ceiling, built in double wardrobe with sliding mirrored doors, rear window aspect.

ENSUITE SHOWER ROOM

With tiled floor, half tiled walls, wide tiled shower cubicle with direct feed shower unit including rain head and handheld attachment, pedestal wash hand basin, WC, chrome ladder radiator, electric shaver socket and ceiling downlighters.

BEDROOM 3

With coved ceiling, front window aspect with views to the side over open farmland.

BEDROOM 4

With coved ceiling, built in wardrobe and rear window aspect.

BEDROOM 5

With coved ceiling, built in storage cupboard and rear window aspect.

FAMILY BATH / SHOWER ROOM

With tiled floor, half tiled walls, panel bath having mixer tap handheld attachment, wide tiled shower cubicle with direct feed shower unit including rain head and hand held attachment, pedestal wash hand basin, WC, chrome ladder radiator and ceiling downlighters.

OUTSIDE

Approached over a tarmac driveway with generous parking for possibly six cars.



DETACHED DOUBLE GARAGE

Built of block / brick with a tiled roof having two electric up and over entrance doors, internal lighting and power points, side pedestrian access door to the garden.

THE GARDENS

The property is set in generous size gardens. To the front are three lawned areas divided by flagged pathways and having an external cold water tap and two double power points. Adjacent to the driveway lawn is a well planted Spring bulb bed.

The rear garden is enclosed with an additional side access on the alternative side. This garden area is laid extensively to lawn with a LARGE FLAGGED PATIO ascending across all of the rear of the house and offers ample space for alfresco dining, barbeques, hot tub, etc. To the rear of the garage there is a lawned area with flagged hard standing, which may be suitable for a garden shed if required. In addition this area may also provide space for an outside home log cabin office - subject to any necessary planning consents. External sited oil storage tank with adjacent door to the driveway. Three double power points to the rear, whilst external lighting is provided to the front, rear and side of the house.

GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets as laid and venetian window blinds are included. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating system. GFast fibre broadband, approximate download speed 158-263 Mbps, upload speed 13-40 Mbps.

TENURE

Freehold. Purchasers must confirm via their solicitor. No estate management fees.

COUNCIL TAX

The property is currently showing as Council Tax Band G. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP. Tel: 01691 670320. Email: oswestry@hallsgb.com

FOR SALE

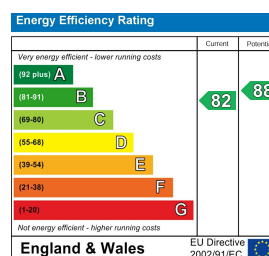
Y Ty Mawr, 11 Ralphs Drive, West Felton, Shropshire, SY11 4QH



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.