

# Copperbank Rodney View Llynclys Oswestry SY10 8AQ



**3 Bedroom Bungalow - Detached**  
**£1,300 PCM**

## The features

- IMPRESSIVE 3 BEDROOM DETACHED BUNGALOW
- ENVIABLE EDGE OF VILLAGE LOCATION CLOSE TO TOWN AND AMENITIES
- RECEPTION HALL, LOUNGE, DINING ROOM, KITCHEN, UTILITY
- 2 FURTHER BEDROOMS AND FAMILY BATHROOM
- DELIGHTFUL LANDSCAPED GARDENS
- STUNNING VIEWS OVER OPEN COUNTRYSIDE
- BEAUTIFULLY PRESENTED THROUGHOUT
- PRINCIPAL BEDROOM WITH EN SUITE
- LARGE HOME OFFICE/HOBBIES ROOM,
- EPC RATING D



### \*\*\* FABULOUS DETACHED BUNGALOW WITH STUNNING RURAL VIEWS \*\*\*

An immaculately presented and tastefully decorated 3 bedroom detached bungalow offering spacious and versatile rooms, perfect for today's modern lifestyle of work from home and love to entertain.

Occupying an enviable position on the edge of this popular village, a short drive from the busy market Town of Oswestry and for commuters the A5/M54 motorway network.

The deceptively spacious accommodation must be viewed to be fully appreciated and briefly comprises Reception Hall, Lounge with log burner, Dining/Family Room, beautifully fitted Kitchen, Utility, Principal Bedroom with en suite, 2 further Bedrooms and family Bathroom.

The attic has been converted to provide an excellent Home Office/Hobbies Room and still have oodles of storage. Central heating, double glazing, driveway with ample parking and Garage along with delightful well stocked gardens, raised sun terrace and stunning rural views.

Viewing essential.

Disclaimer: The property is currently undergoing maintenance following a water leak. As a result, some areas of decoration, flooring, or other cosmetic details may differ from those shown in the photographs.

## Property details

### LOCATION

The property occupies an enviable position on a private driveway on the edge of the village a short drive 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.

### RECEPTION HALL

Covered entrance with composite door with glazed panels opening to spacious and inviting Reception Hall, oak parquet wood block floor, radiator. Access to roof space and Home office.

### LOUNGE

A lovely light room with bow window to the front and double opening French doors leading onto the front and paved verandah. Feature brick fireplace housing cast iron log burner, media point, radiator.

### DINING ROOM

Another lovely light room having window to the side and bi fold doors leading onto the paved Verandah, ideal for those who love to dine alfresco. Parquet wood block floor, radiator, recessed ceiling lights. Opening to

### KITCHEN

Which is beautifully fitted with a comprehensive range of painted shaker style units incorporating undermount sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with granite work surface over and having integrated dishwasher with matching fascia panel, cutlery and pan drawers and two basket storage units. Electric Aga cooker with induction hob spice storage to either side and extractor hood over and range of eye level wall units. Recess for American style fridge freezer, recessed ceiling lights, tiled flooring, window to the side and door opening to

### WALK IN PANTRY/UTILITY

with space for washing machine and tumble dryer with work surface over, continuation of tiled flooring.

### PRINCIPAL BEDROOM

A good sized double room with window to the rear, radiator.

### EN SUITE SHOWER ROOM

Fitted with large Shower with glazed doors and housing shower panel with waterfall head and body jets, wash hand basin set into vanity with storage

cupboard beneath and WC. Fully tiled walls, heated towel rail, window to the rear.

### BEDROOM 2

another generous sized double room with window to the front with lovely open aspect, radiator.

### BEDROOM 3

With window to the rear, radiator.

### FAMILY BATHROOM

A well appointed room having suite comprising shaped panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

### HOME OFFICE/HOBBIES ROOM

From the Reception Hall pull down loft ladder leads up to the large Attic storage space. To the one side of the Attic building regulations was approved and the current owners have converted this part to an excellent Home Office/Hobbies Room which is well lit from two velux roof lights and window to the side from which there is a lovely aspect over the village, open fields and Shropshire and Welsh Hills. The perfect get away for those who work from home, recessed ceiling lights, radiator.

### OUTSIDE

The property occupies an enviable slightly elevated position approached over driveway with parking for several cars and leading to the Garage. To the side of the Garage is a section laid to lawn. Steps lead up to the lovely raised terrace which is paved and enclosed with decorative wrought iron railings, also access from French doors which lead from both the Lounge and Dining Rooms, making this the perfect area for outdoor entertaining or enjoying a G&T whilst watching the sun set. The Gardens lie to the fore, side and rear and are laid mainly to lawn with an abundance of well stocked flower, shrub and herbaceous beds, rockeries and decked sun terraces. Enclosed with wooden fencing and a range of specimen trees.

## Copperbank Rodney View, Llynclys, Oswestry, SY10 8AQ.

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**Approximate total area<sup>®</sup>**  
 1364.06 ft<sup>2</sup>  
 126.73 m<sup>2</sup>



(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.

GIRAFFE 360



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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                                   | 59                      | 76        |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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