

BOWEN

PROPERTY SINCE 1862



Asking Price £200,000

25 Ceiriog Way, St Martins, Oswestry,
Shropshire, SY11 3FE

🏠 2 Bedrooms

🚿 1 Bathroom

25 Ceiriog Way, St Martins, Oswestry, Shropshire, SY11 3FE



General Remarks

Bowen are delighted with instructions to present this well presented two bedroom modern detached property to the market. The property is situated in a quiet part of this popular development and briefly comprises: Living Room, Kitchen/Diner, WC, Two Bedrooms and Bathroom. The property benefits from a garden and two allocated parking spaces. There is no onward chain and early inspection is highly recommended. EPC Rating 'B'(82). Council Tax Band 'A'.

Location: The property is situated close to the centre of the popular village of St Martins. The village itself has an excellent range of shops and amenities including primary/secondary school, supermarket, post office, public houses and a number of local shops.

The village is well located for access onto the A5/A483 providing direct links to the larger towns of Oswestry, Shrewsbury, Wrexham and the city of Chester. The village has an excellent bus service whilst nearby Gobowen has a train station with services to Birmingham and Manchester.

Accommodation

Part glazed door into:

Entrance Hallway: 11' 5" x 4' 0" (3.490m x 1.226m) Wood effect laminate flooring, radiator, stairs to first floor landing and doors off to:

Cloakroom: 6' 1" x 3' 0" (1.844m x 0.905m) Tiled floor, part tiled walls, low level flush WC, pedestal wash hand basin, heated towel rail and extractor fan.

Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Living Room: 13' 9" x 10' 5" (4.185m x 3.166m)
2 radiators, glazed doors to rear gardens, TV and telephone points. Access to under stairs storage.

Kitchen/Diner: 10' 8" x 9' 2" (3.24m x 2.79m)
Modern range of fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drain. Integrated oven, 4 burner gas hob with extractor hood over, Integrated fridge and freezer, tiled floor and radiator.

Stairs and Landing: Radiator, storage cupboard housing a Worcester gas fired boiler, access to loft space and doors off to:

Bedroom One: 12' 4" x 10' 1" (3.76m x 3.07m)
Max Built-in wardrobes, radiator and TV aerial point.

Bedroom Two: 10' 1" x 8' 9" (3.082m x 2.660m)
Radiator and aerial point.

Shower Room: 7' 5" x 6' 9" (2.263m x 2.058m)
Shower cubicle with mixer shower, pedestal





wash hand basin, low level flush WC. Part tiled walls, heated towel rail and extractor fan.

Outside: Enclosed lawned garden at rear with paved patio area and gated access to the two allocated parking spaces.

EPC Rating 'B'(82):

Council Tax Band 'A':

Tenure: We are informed that the property is freehold.

Local Authority: Shropshire County Council.

Directions: After passing over the central roundabout in St Martins with the Stans Superstore on your right hand side, continue for a short distance where the development of Irvine Gardens is on the right handside. Continue into Hollands Drive and then immediately right into Ceiriog Way and then the next left where the property will be seen set back by the green on the left hand side.



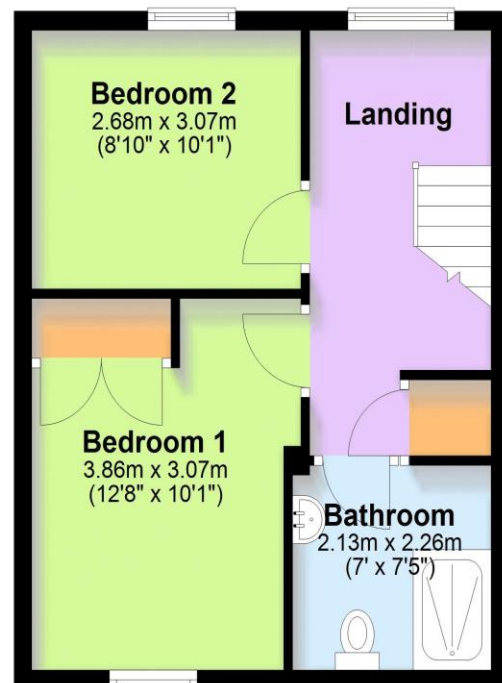
Basement

Approx. 34.8 sq. metres (374.3 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.3 sq. feet)



Total area: approx. 69.5 sq. metres (748.6 sq. feet)

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