

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £375,000

🏠 3 Bedrooms    🚿 1 Bathroom

Shanylan, Mount Bradford Lane,  
St. Martins, Oswestry, SY11 3HQ



# Shanylan, Mount Bradford Lane, St. Martins, Oswestry, Shropshire, SY11 3HQ

## General Remarks

A spacious and ideally located three bedroom detached bungalow situated in a popular location on the fringes of St Martins. The property has been extended and much improved over the years by the current owners and now includes a large Living Room with high specification Kitchen/Breakfast Room. The accommodation links well throughout, while externally there are good sized gardens with a decked path leading to a fantastic outside entertaining area, including a summer house, garden bar and w.c. At the front of the property is a large driveway which leads to a single garage with rear workshop. The property is warmed by gas fired central with double glazing throughout. Early inspection is highly recommended.



**Location:** Situated on a quiet lane on the periphery of the village of St Martins, the property is close to an excellent range of amenities including supermarket, post office, petrol station, public house and excellent primary and secondary schools. Easy access onto the A5/A483 provides direct links to the larger towns of Oswestry and Shrewsbury and the cities of Wrexham and Chester, together with the motorway network beyond. The area has an excellent bus service, whilst the neighbouring village of Gobowen has a railway station offering links to Birmingham and Manchester.

### Accommodation

**Covered Entrance Porch:** Part glazed uPVC door into:

**Hall:** Wood flooring, radiator, access to loft space, built-in airing cupboard housing the hot water cylinder and slatted shelving, central heating control and door off to:

**Living Room:** 25' 6" x 12' 7" (7.78m x 3.83m) Gas fireplace, two radiators, TV and telephone point, glazed doors to:

**Dining Room:** 17' 1" x 9' 5" (5.20m x 2.86m) Wood effect laminate flooring, radiator, TV point, glazed doors to:

**Kitchen/Breakfast Room:** 15' 5" x 13' 3" (4.69m x 4.05m) High quality range of fitted base and eye level wall units with granite worktop over and inset sink unit. Integrated oven, microwave and dishwasher. Central island with inset hob, tiled floor, radiator, spotlights to ceiling, door to hall and separate doors off to:

**Utility:** 12' 8" x 8' 8" (3.86m x 2.63m max. includes WC) Space and plumbing for a washing machine, tumble dryer and fridge freezer. Fitted drawer unit with worktop over, fitted wall unit, part glazed uPVC door to side and separate internal door to:

**Cloakroom:** 5' 4" x 2' 9" (1.63m x 0.84m) Low level flush WC, pedestal wash hand basin and modern Worcester gas fired boiler.

**Lean-to/Boot Room:** 17' 10" x 6' 3" (5.43m x 1.91m) Doors to gardens.

**Bedroom 1:** 11' 5" x 11' 5" (3.48m x 3.48m) Fitted wardrobe, radiator and glazed doors to:

**Conservatory:** 10' 11" x 9' 11" (3.34m x 3.01m) Tiled floor and glazed doors to garden.

**Bedroom 2:** 10' 5" x 9' 4" (3.17m x 2.84m) Radiator.

**Bedroom 3:** 8' 4" x 7' 5" (2.55m x 2.27m) Fitted wardrobes and radiator.

**Shower Room:** 8' 4" x 6' 9" (2.55m x 2.06m) Large walk-in shower area with Aqualisa shower and non-slip flooring. Concealed flush WC and wash hand basin set into vanity unit. Heated towel rail.

**Garage:** 18' 7" x 8' 11" (5.66m x 2.73m) Up and over door to front, pedestrian door to side, lighting and power laid on and doors to workshop at rear.

**Workshop:** 11' 9" x 9' 1" (3.58m x 2.78m) Timber framed with lighting and power laid on and doors to the garden.







**Gardens:** The front gardens are laid to lawn with block paved driveway to the front and alongside the property providing ample parking. The good sized, fully enclosed rear garden is mainly laid to lawn with inset shrub beds and borders. Decking at the rear of the property then leads via a level path to the outside entertaining area which includes the following:

**Summer House/Garden Bar:** 12' 11" x 9' 7" (3.93m x 2.93m) Fitted bar, lighting and power laid on. Alongside the summer house is a **separate timber framed bar:** 6'2" x 4'6" (1.87m x 1.36m) having lighting and power and water facilities, along with a **WC:** 4'5" x 3'1" (1.35m x 0.95m) having a low level flush WC and wash hand basin.

**Tenure:** We are informed that the property is Freehold with vacant possession upon completion.

**Council Tax Band:** Council Tax Band 'C'.

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

**EPC Rating:** EPC Rating: C (69).

**Directions:** From Oswestry proceed north on the A5 towards Chirk and Wrexham. At the Gledrid roundabout take the fourth exit signposted St Martins. Take the first left at the mini-roundabout next to the school and continue to the mini roundabout by Stans Superstore, take the second exit onto Ellesmere Road. Follow the road taking the left hand turn onto Mount Braford Lane which is the last turn before exiting the village. Continue along the lane and as it starts to turn to the left, the property will be located on the left hand side.





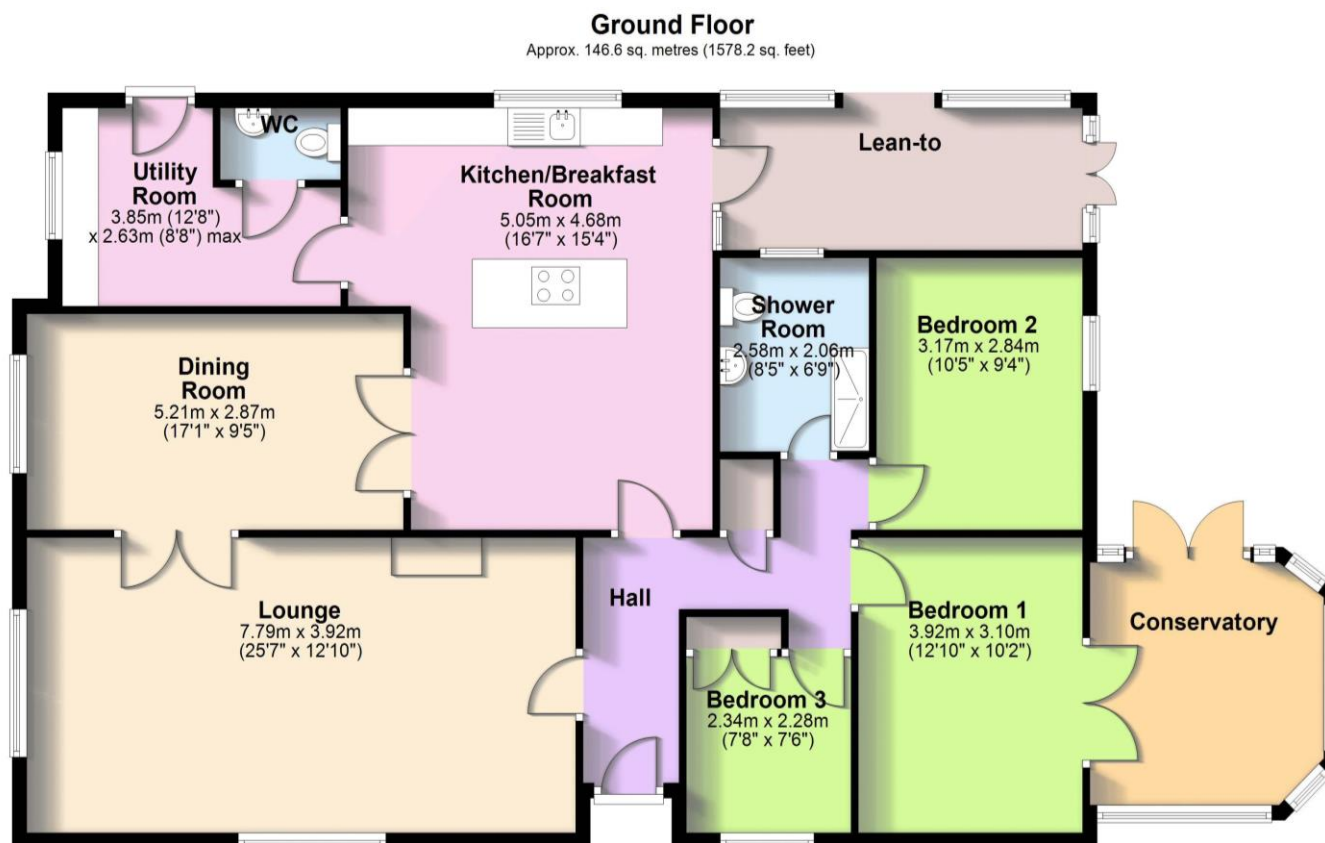






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Total area: approx. 146.6 sq. metres (1578.2 sq. feet)

All measurements are approximate & for display purposes only.  
Plan produced using PlanUp.

BOWEN

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