

BOWEN

PROPERTY SINCE 1862



Offers in the region of £345,000

🏠 2 Bedrooms 🚿 1 Bathroom

3 Llanforda Rise, Oswestry,
Shropshire, SY11 1SY

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General Remarks

A deceptively spacious two bedroom detached bungalow situated in a popular residential location and within walking distance of the town centre of Oswestry.

The accommodation comprises Hallway, Lounge, Kitchen, Cloakroom, Sun Room, Two Bedrooms, Shower room, Store Room and numerous other storage areas.

Externally the property benefits from a large rear garden, ample off road parking and car port. The property is warmed by gas central heating and has the benefit of uPVC double glazing throughout.

Location: The property is situated within walking distance of the centre of the busy market town of Oswestry. The town itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. There is a town bus service which passes directly outside the property.



Easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury and the cities of Wrexham and Chester. The nearby train station at Gobowen provides direct links to Manchester and Birmingham.

Accommodation

The property is constructed of brick under a pitched tiled roof and benefits from well-proportioned accommodation which briefly comprises:

Hallway: With radiator, glazed door into:

Store Room: Housing a Worcester gas fired boiler but with the potential for other uses such as a utility room.

Cloakroom: With low level flush WC and wash hand basin.

Lounge: 21' 5" x 13' 1" (6.54m x 4.00m) With gas fire set on a tiled hearth.

Kitchen: 19' 0" x 7' 11" (5.79m x 2.41m) Fully fitted modernised kitchen with base units and matching larder cupboard, worktop over and tiled surround. 1 1/2 bowl stainless steel sink and drainer, 4 ring Bosch induction hob with extractor hood above. High level Bosch integrated fan assisted oven and separate grill. Space for fridge freezer, space and plumbing for washing machine. Spotlights to ceiling. Pantry cupboard. Sliding door into:

Sun Room: 22' 6" x 8' 4" (6.85m x 2.54m) With full length glazed windows and sliding uPVC door to rear garden. Door off lounge and kitchen to:

Inner Hallway: With fitted airing cupboard housing hot water cylinder. Access to loft space with light and loft ladder.

Bedroom 1: 12' 3" x 6' 7" (3.74m x 2.00m) Radiator, fitted double wardrobe and separate single wardrobe.

Bedroom 2: 11' 4" x 11' 0" (3.45m x 3.36m) Radiator, two double wardrobes.

Shower Room: With shower cubicle and electric shower, tiled surround, low level flush WC, bidet and pedestal wash hand basin.

Gardens: A notable feature to the property is its large rear garden which is mainly laid to lawn with flower beds, mature shrubs and ornamental trees. There is a paved patio and path leading to a timber garden shed.

The front garden comprises of a shrub bed with a tarmac driveway leading to a car port providing ample parking.

Services: The property is connected to mains gas, electricity, water and drainage.

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

EPC Rating: EPC Rating Band 'D' (58)

Council Tax: Council Tax Band 'D'

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









Directions: From Oswestry town centre proceed up Willow Street before turning left onto Welsh Walls. Continue before turning right onto Brynhafod Road and proceed up the hill before turning left onto Llanforda Rise where the property will be found at the bottom of the hill on the left.

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Ground Floor

Approx. 103.1 sq. metres (1110.2 sq. feet)

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Total area: approx. 103.1 sq. metres (1110.2 sq. feet)

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

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