

# BOWEN

PROPERTY SINCE 1862



Asking Price £200,000

3 Cae Gwynn Close, Morda, Oswestry SY10 9RG

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🛏 3 Bedrooms

🚿 2 Bathrooms



# 3 Cae Gwynn Close, Morda, Oswestry SY10 9RG



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### General Remarks

A well presented, Leasehold, three bedroom semi-detached property situated in a prime position overlooking the adjoining fields in this popular residential development in Morda on the fringes of Oswestry. The property includes a modernised Kitchen and excellent gardens which offer far reaching views of the countryside. There is ample off road parking provision to the side with gated access to the rear gardens. Internally the property is warmed by gas fired central heating and is fully double glazed. Early inspection is highly recommended.

**Location:** The property is situated in the popular village of Morda approximately 1 mile from Oswestry town centre. The village benefits from a shop, public house and schools, being 5 - 10 minutes' walk to both Morda C of E Primary school and The Marches school. Together with excellent road links onto the A5/A483 which lead to the larger towns of Shrewsbury, Welshpool, Wrexham and the City of Chester. Oswestry itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. The nearby train station at Gobowen provides services to Manchester and Birmingham.

### Accommodation

A part glazed uPVC door leads into:

**Hall:** Radiator and doors off to:

**Cloakroom:** Low level flush w.c., wash hand basin with vanity unit below and radiator.

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:** 17' 9" x 14' 7" (5.40m x 4.44m)  
max Electric fireplace, two radiators,  
TV/telephone point, stairs to first floor landing  
and door to:

**Kitchen/Diner:** 14' 6" x 8' 11" (4.42m x 2.72m)  
Modern fitted Kitchen comprising a range of  
base/eye level wall units with worktops over and  
inset composite sink/drain. Integrated double  
oven with electric hob and extractor hood over.  
Space/plumbing for washing machine and fridge  
freezer. Cupboard housing Potterton gas fired  
boiler, understairs cupboard, tiled floor, part tiled

walls, spotlights to ceiling, extractor fan, radiator  
and glazed uPVC doors to rear gardens with  
views over the adjoining fields beyond.

**Stairs to first floor landing:** Access to loft  
space, cupboard housing hot water cylinder and  
doors off to:

**Bedroom 1:** 11' 7" x 8' 2" (3.53m x 2.50m)  
Radiator, TV point and door to:

**En Suite:** Shower cubicle with mixer shower,  
wash hand basin with vanity unit below and low  
level flush w.c. Radiator and extractor fan.









**Bedroom 2:** 10' 6" x 8' 1" (3.19m x 2.46m)  
Radiator and views over the fields to the rear.

**Bedroom 3:** 8' 8" x 6' 0" (2.65m x 1.83m)  
Radiator.

**Family Bathroom:** 6' 2" x 5' 6" (1.87m x 1.68m)  
Panel bath, wash hand basin with vanity unit below and low level flush w.c. Radiator, tiled floor, part tiled walls and extractor fan.

**Outside:** At the front of the property there is a tarmac driveway providing ample parking together with lawned garden and inset shrubs. To the rear of the property lays a full width patio leading to a lawned garden and shrub borders edged with steps and path leading to a timber shed.

**EPC Rating:** Awaiting EPC assessment.

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

**Local Authority:** Shropshire County Council.

**Tenure:** We are informed that the property is leasehold. The lease commenced on 1st May 2002 and was for a term of 155 years. The current ground rent payable is £132 per annum. There is no service charge payable.

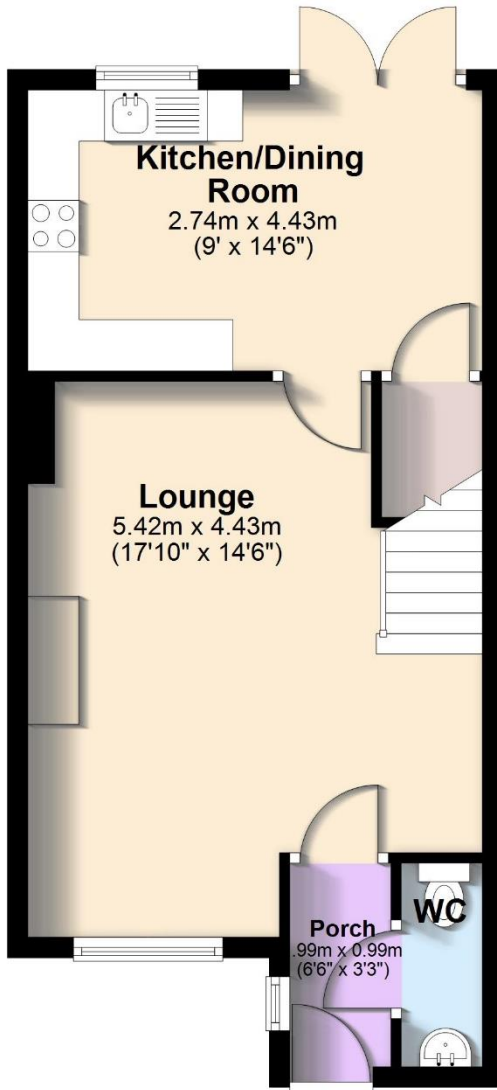
**Services:** We are informed that the property has mains gas, electricity, water and drainage connections.

**Directions:** From Oswestry take the A483 towards Welshpool. After 1 mile turn right sign posted to Morda. Continue into the centre of the village and turn right at the central crossroads onto Weston Road. Take the second right hand turn onto Parker Leighton Way and then turn left into Cae Gwynn Close, where the property will be found on the left hand side.



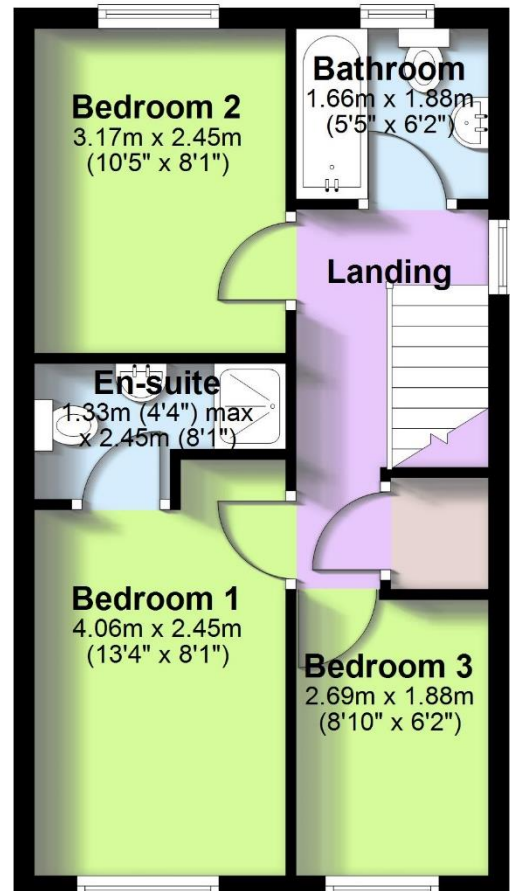
## Ground Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



## First Floor

Approx. 36.6 sq. metres (394.2 sq. feet)



**Total area: approx. 75.6 sq. metres (814.0 sq. feet)**

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

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