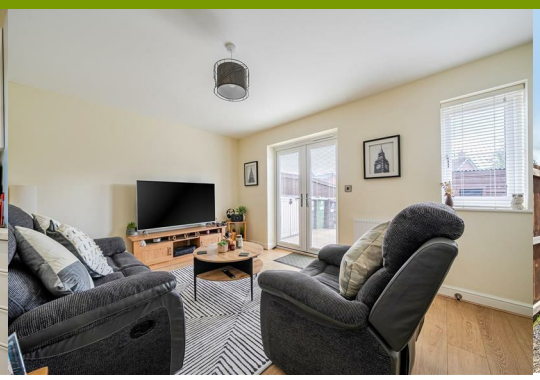
23 CEIRIOG WAY

ST. MARTINS | OSWESTRY | SY11 3FE

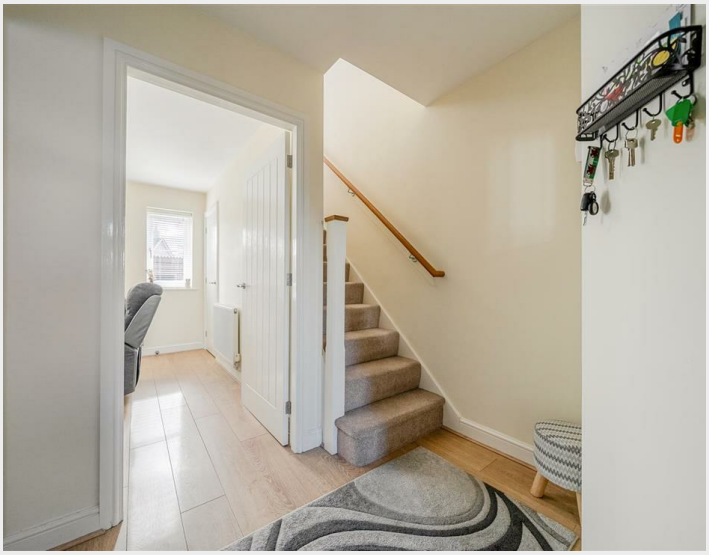






A modern and well-presented two-bedroom semi-detached family home boasting stylishly appointed living accommodation, off-street parking, and easily maintained rear gardens, enviably situated within a popular development in the village of St.Martins.

Offers in the region of £195,000





1 2 1 B

- **Modern Two-Bedroom Semi-Detached**
- **Immaculately Presented Well-Designed Living Accommodation**
- **Off-Street Allocated Parking**
- **Low Maintenance Rear Gardens**
- **Popular Village Location**
- **No Onward Chain**

DESCRIPTION

Halls are delighted with instructions to offer 23 Ceiriog Way in St. Martins for sale by private treaty and with the benefit of no onward chain.

23 Ceiriog Way is a modern, two-bedroom property which provides just over 700 sq ft of thoughtfully designed and well-appointed living accommodation situated over two floors, these comprising, on the ground floor, an Entrance Hall, Kitchen, Cloakroom, and Living/Dining Room, together with two first floor Bedrooms and a family Bathroom.

The property is complemented by attractive and easily maintained gardens and allocated off-road parking. The rear garden features a paved patio area, ideal for outdoor dining and entertaining, leading onto an area of lawn and useful storage shed.

SITUATION

St Martins has an excellent range of local amenities to include a well known Supermarket, Post office, Public House, Parish Church and excellent Primary and Secondary Schools. The larger centres of Ellesmere (6 miles) and Oswestry (5 miles) both have a more comprehensive range of amenities of all kinds and are easily accessible by car, as are the county towns of Shrewsbury (23 miles) and Chester (17 miles) which are both accessed by the nearby A5 trunk road.

SCHOOLING

Within a convenient proximity are a number of well-regarded state and private schools, including St.Martins School, Criftins C of E Primary, Weston Rhyn Primary, Gobowen Primary, Ellesmere Primary, Lakelands Academy, Ellesmere College, Moreton Hall School, and Oswestry School.

THE PROPERTY

The property provides principal access via a covered porch into an Entrance Hall, where stairs rise to the first floor and a door leads immediately to the left into a Kitchen, which features a modern fitted kitchen comprising a selection of base and wall units with work surfaces over, a selection of integrated appliances, and a window onto the front elevation.

The Entrance Hall culminates at a generously proportioned Living/Dining Room which benefits from double opening doors which exit onto the rear gardens, alongside ample space for seating and dining and a door which opens into a useful understairs storage cupboard. The ground floor accommodation is completed by a Cloakroom positioned to the right of the front door.





Stairs rise from the Entrance Hall to a first-floor landing with a recessed storage cupboard and doors which provide access into two well-proportioned Bedrooms, with Bedroom One enjoying a range of wardrobe/storage cupboards, and with the first floor also benefitting from a family bathroom which contains a modern white suite.

OUTSIDE

The property is approached via a paved pathway leading through a gravelled frontage enclosed by decorative metal railings. A covered porch shelters the front entrance, whilst a pathway to the right leads through a timber gate into the rear garden.

The rear garden offers an easily maintained outdoor space, with a paved patio providing a pleasant setting for seating and entertaining, alongside an area of lawn and a useful timber garden shed. Enclosed by timber fencing, the garden also benefits from gated access to the allocated parking spaces at the rear.

W3W

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DIRECTIONS

From the Halls Oswestry office, proceed along Church Street, bearing left onto Willow Street before turning right onto Castle Street (B5069). Continue onto Beatrice Street and follow the B5069 towards St. Martins, taking the second exit at Five Crosses and the following roundabout. At the next roundabout, take the third exit onto St. Martins Road (B5069). Continue into the village, turning left onto Hollands Drive, then right onto Ceiriog Way. Bear left to remain on Ceiriog Way, where the property will be found on the left, identified by a Halls 'For Sale' board.

SERVICES

We are advised that the property benefits from mains water, gas, electric, and drainage.

MAINTENANCE FEE

There is a maintenance charge of £225 per year.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

The property is shown as being within council tax band 'A' on the local authority register.

POSSESSION AND TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

ANTI-MONEY LAUNDERING (AML) CHECKS

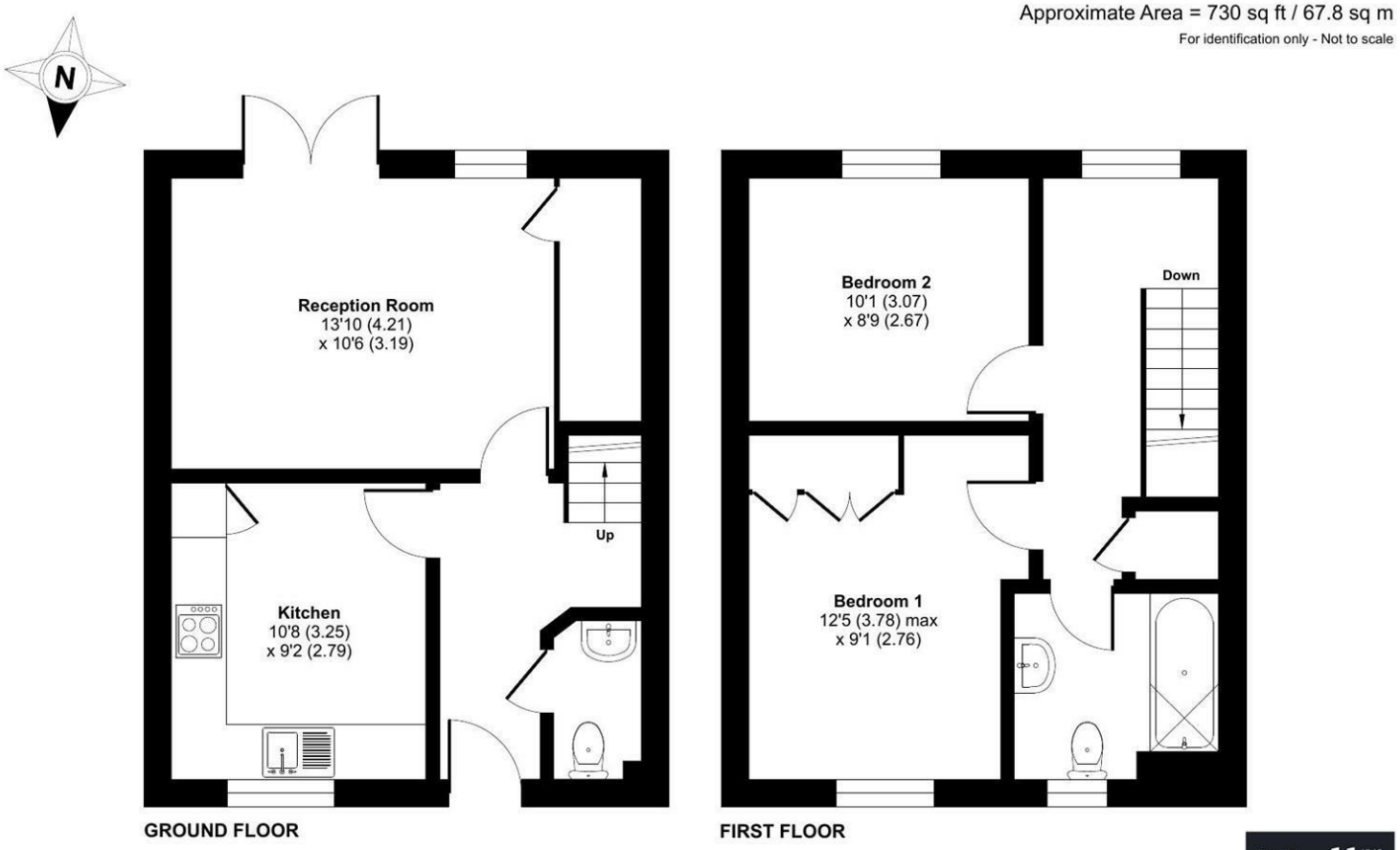
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

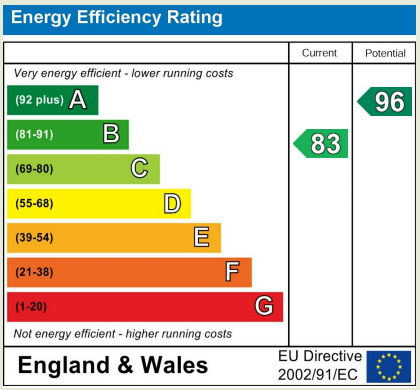
By appointment through Halls, 20 Church Street, Oswestry, SY11 2SP 01691 670320.

Approximate Area = 730 sq ft / 67.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1535214



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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The Property Ombudsman

OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

01691 670320 oswestry@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the