

Town & Country

Estate & Letting Agents



12 Llwyn Road, Oswestry, SY11 1EL

Offers In The Region Of £155,000

WITH NO ONWARD CHAIN!! Town & Country are pleased to bring to the market this well presented, spacious mid terrace home in Llwyn Road, Oswestry. This delightful house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and great living accommodation, this property is ideal for first time buyers, investors and those wanting the convenience of the close proximity to the town. Other great features include the modern kitchen and bathroom and the new flooring and decoration throughout making the house ready to move straight into. Oswestry itself is a vibrant town, rich in history and culture, with a variety of local shops, cafes, and amenities just a short stroll away. Whether you are looking to invest or find a new place to call home, this property on Llwyn Road is certainly worth considering. Embrace the charm of Oswestry and make this lovely house your own.

Directions

From our Oswestry office proceed up Willow Street and turn right onto Castle Street. Follow the road along turning left on the one way system. Follow the road out of the town and take the left into Llwyn Road where the property will be found on the right hand side.

Accommodation Comprises

Lounge 13'1" x 11'8" (3.99m x 3.56m)



The bright, spacious lounge has a square bay window to the front, wood flooring, door to the front, focal fireplace with an inset gas fire, radiator and an archway leading through to the dining room.

Additional Photo



Dining Room 11'7" x 10'5" (3.55m x 3.20m)



The good sized dining room has a window to the rear, wood flooring, under stairs storage cupboard, radiator and stairs leading to the first floor. A doorway leads through to the kitchen.

Additional Photo



Kitchen 9'2" x 6'2" (2.80m x 1.90m)



The modern, well appointed kitchen is fitted with a range of gloss fronted base and wall units with work

surfaces over, eye level Stoves oven and separate combination oven/ microwave, modern extractor fan, Stoves gas hob, stainless steel sink with a mixer tap over, part tiled walls, radiator, spotlighting, wood flooring, a window to the side and a part glazed door leading to the rear garden.

First Floor Landing



To the first floor there is a built in cupboard and doors leading to the bedrooms and the family bathroom.

Bedroom One 13'1" x 10'1" (3.99m x 3.09m)



The first good sized double bedroom has a window to the front and a radiator.

Bedroom Two 11'8" x 7'3" (3.58m x 2.22m)



The second spacious bedroom has a window to the rear, original cast iron fire surround and a radiator.

Family Bathroom 9'2" x 6'2" (2.80m x 1.90m)



The modern family bathroom is fitted with a panel bath with a mixer tap, electric shower over and glass screen, low level w.c., wash hand basin on a vanity unit with a mixer tap over, part tiled walls, wood flooring, heated towel rail, vanity cabinet and a window to the rear.

Additional Photo



To The Outside



To the front of the property there is a small courtyard area with gate and path leading to the front door with brick wall boundary. To the rear there is an enclosed courtyard with brick built outhouse that adjoins the house making an ideal utility area. A communal pathway runs along the end of the yard with an enclosed garden area beyond with gravelled seating areas, shrubbed beds and garden shed.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

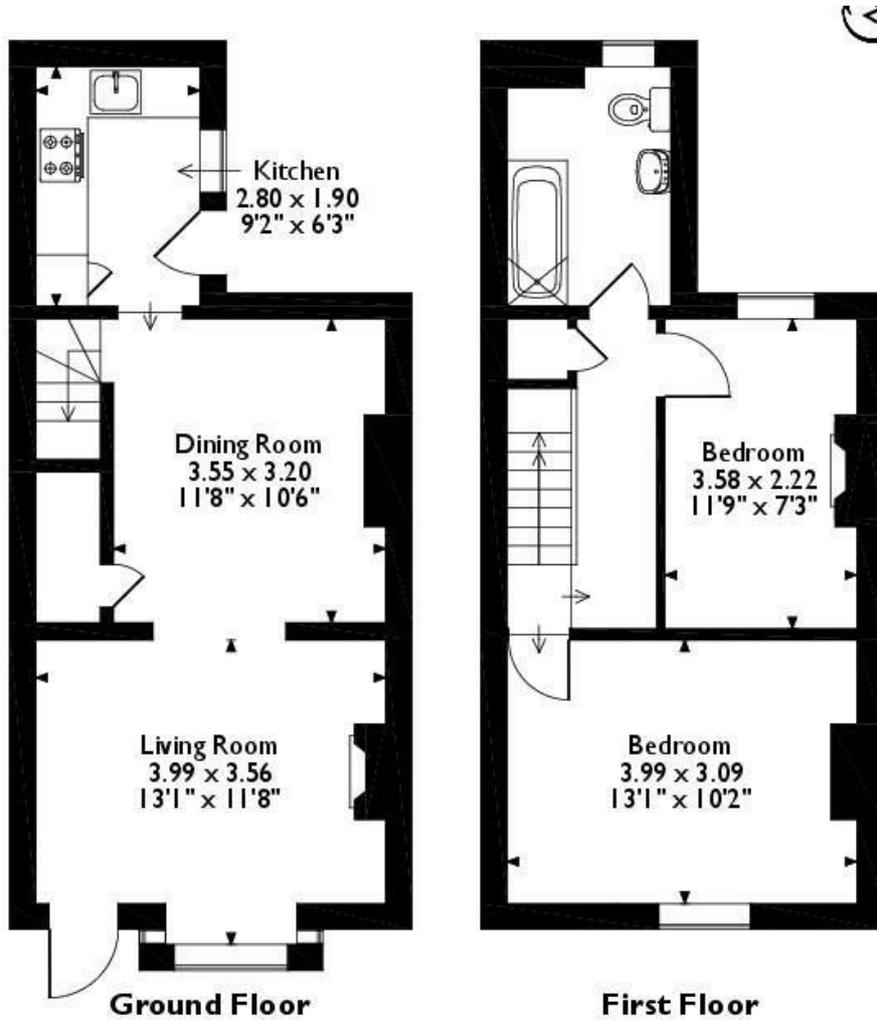
Saturday: 9.00am to 2.00pm

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

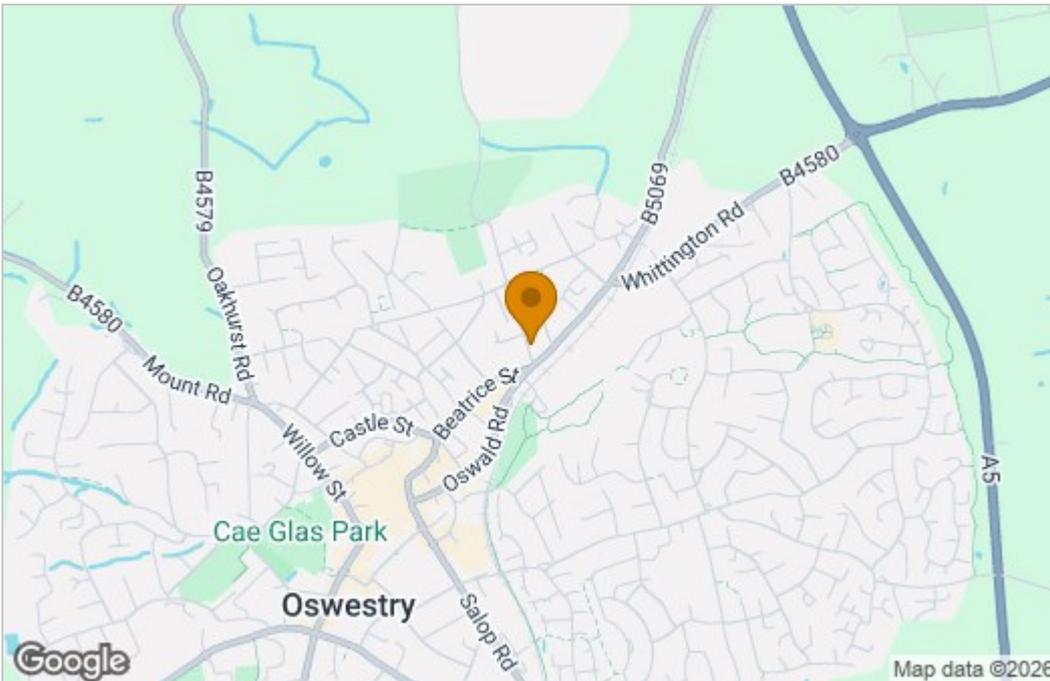
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

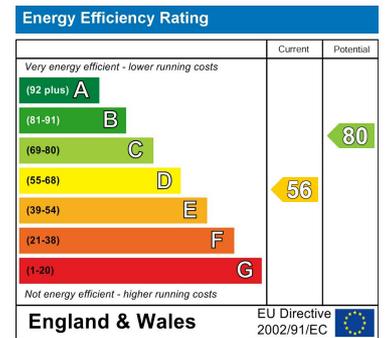


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk