

# Town & Country

Estate & Letting Agents



**1 Ifton Fields, St Martins, SY11 3LU**

**Offers In The Region Of £199,950**

Town and Country are delighted to offer this modern family home to the market, situated in a popular residential area of St. Martins. The property has all local amenities close at hand whilst being within easy reach of all major road networks connecting Chester, Shrewsbury and the Midlands. The property benefits from gas central heating, modern kitchen and bathroom and double glazing. The ground floor accommodation comprises of entrance hall, living room and kitchen/dining room. To the first floor there are three bedrooms and a bathroom. Externally there are lawned and landscaped gardens with a driveway for multiple vehicles and a EV charging point. Viewing is highly recommended.

## DIRECTIONS

Take the Gobowen road out of Oswestry and join the A5 travelling towards Wrexham. At the Gledrid roundabout take the fourth exit towards St. Martins. Follow the road into the village and shortly after passing the petrol station turn right into Ifton Fields where the property will be seen on the left hand side.

## PORCH

There is a covered porchway with outside light leading to the front door.

## ENTRANCE HALL

The entrance hall has a part glazed door to the front, staircase to the first floor, single radiator and telephone point. A door leads through to the lounge.

## LOUNGE 13'0" x 14'8" (3.98m x 4.48m)



The good sized lounge has a window to the front, double radiator, coved ceiling, wood flooring and understairs cupboard. A door leads through to the kitchen.

## KITCHEN/DINING ROOM 9'5" x 16'4" (2.89m x 5.00m)



The kitchen has been refitted with a modern range of base and wall units with contrasting work

surfaces over, plumbing for a washing machine, wall mounted gas fired boiler, one and a half bowl sink with a mixer tap over, wood flooring, part tiled walls, electric oven, gas hob, chimney style extractor fan, a window to the rear, radiator and French doors leading out to the garden.

## ADDITIONAL PHOTO



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## FIRST FLOOR LANDING



The first floor landing has a window to the side, airing cupboard with shelving and loft access. Doors lead to the bedrooms and the bathroom.

## BEDROOM ONE 12'0" x 9'3" (3.67m x 2.83m)



A good sized double room having a window to the front, single radiator, coved ceiling and built in double wardrobes with shelf and hanging rail.

## BEDROOM TWO 9'3" x 10'6" (2.83m x 3.21m)



The second double bedroom has a window to the rear, single radiator, coved ceiling and built in single wardrobe with shelf and hanging rail.

## BEDROOM THREE 6'10" x 9'0" (2.10m x 2.75m)



The third bedroom has a window to the front, single radiator and coved ceiling.

## BATHROOM



The recently refitted family bathroom has a window

to the rear, three piece suite with wash hand basin on a vanity unit with mixer tap over, Triton shower over the bath with a glazed screen and aqua panelling, wood flooring, heated towel rail and extractor fan.

### **FRONT GARDEN**

The property is on a corner plot and has a good sized front garden comprising of a lawned garden and a driveway providing parking for multiple vehicles.

### **SIDE GARDEN**



The side garden is gravelled and paved and provides a useful sitting area or area for a shed and bin storage area.

### **REAR GARDEN**



The low maintenance rear garden has a paved patio area leading to decked patio and gravelled gardens with well stocked shrubbed beds, outside tap and gate to the front.

### **VIEWING**

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY I.E.A ON OSWESTRY 679631

### **OUR SERVICE**

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - Member of the National Association of Estate Agents - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk) - NO SALE - NO FEE VERY COMPETITIVE FEES FOR SELLING.

### **TO MAKE AN OFFER**

TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact the office to make an appointment to view. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### **SERVICES**

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

### **HOURS OF BUSINESS**

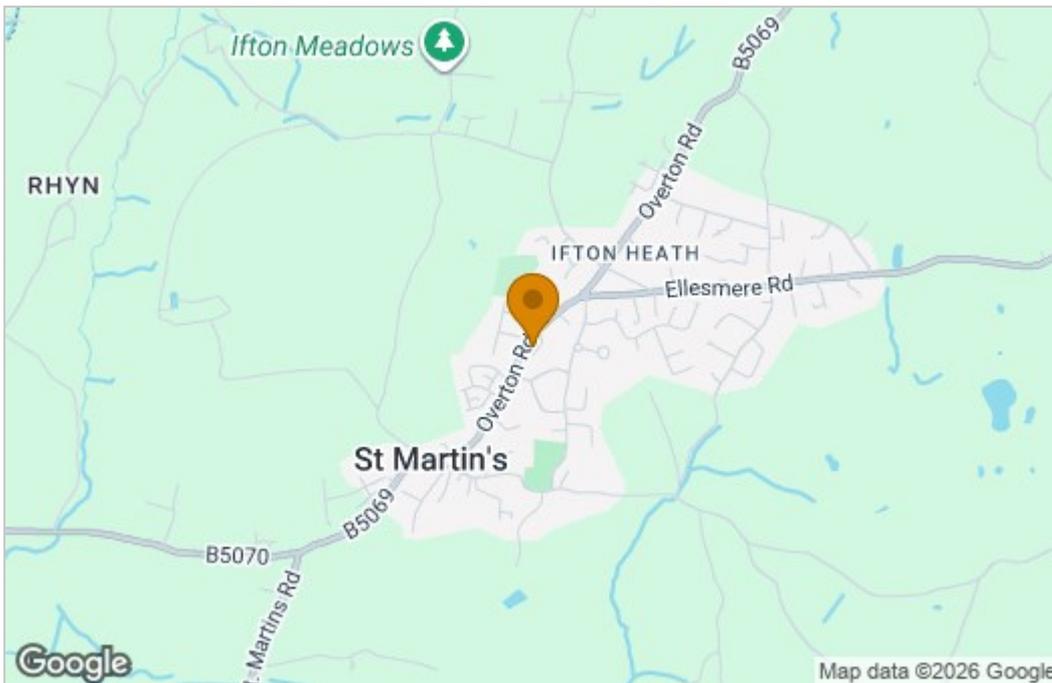
Monday - Friday - 9.00 - 5.00  
Saturday - 9.00 - 2.00

### **TOWN AND COUNTRY SERVICES**

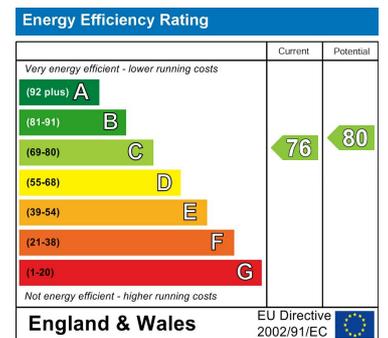
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## Floor Plan

## Area Map



## Energy Efficiency Graph



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