

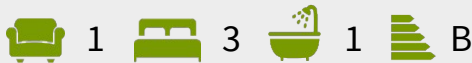


2 CEIRIOG WAY
ST. MARTINS | OSWESTRY | SY11 3FE



A modern and well presented three-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 £210,000



- Modern Property
- Immaculately Presented
- Well-Designed
- Off-Street Parking
- Low Maintenance Rear Gardens
- Popular Location

DESCRIPTION

Halls are delighted with instructions to offer 2 Ceiriog Way in St Martins for sale by private treaty.

2 Ceiriog Way is a modern, three-bedroom family home which has been tastefully enhanced by the current owners and now provides just under 800 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 three first floor Bedrooms and a family Bathroom.

The property is complemented by attractive and easily maintained gardens. To the front, there is a large tarmac driveway providing ample off-road parking, while the rear garden features a paved patio area, ideal for outdoor dining and entertaining, leading onto an area of artificial lawn bordered by decorative stones.



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.

DIRECTIONS

Leave Ellesmere via the B068 in the direction of St.Martins, passing through the villages of Criftins and Dudleston Heath and, upon entering St.Martins and reaching a mini-roundabout, take the second exit to the centre of the village, continuing for around 0.3 miles until a right hand turn leads onto Hollands Way where, shortly after, a right hand turn leads onto Ceiriog Way, where the property will be situated on the right and identified by a Halls "For Sale" board.

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 partial wall-panelling, a window to the rear, and double opening doors which exit onto the south-facing gardens, alongside ample space for seating and dining areas 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 recessed storage cupboard and doors which provide access into three well-proportioned Bedrooms, with Bedroom One enjoying a range of wardrobe/storage cupboards and with the benefit of air conditioning to the master, and with the first floor also benefitting from a family bathroom which contains a modern white suite.

OUTSIDE

The property is approached via a tarmac driveway providing off-road parking for multiple vehicles. A paved pathway to the right leads to a timber gate, providing access to the rear gardens.

The rear gardens is a particulars feature of the property and have been thoughtfully landscaped for minimal maintenance, incorporating an attractive paved seating area ideal for outdoor entertaining, leading onto a shaped artificial lawn with decorative gravel borders

THE ACCOMODATION COMPRISES

W3W
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SERVICES

We understand that the property has the benefit of electricity, mains water, gas, and drainage.



TENURE
We understand from the vendor(s) that the property is of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

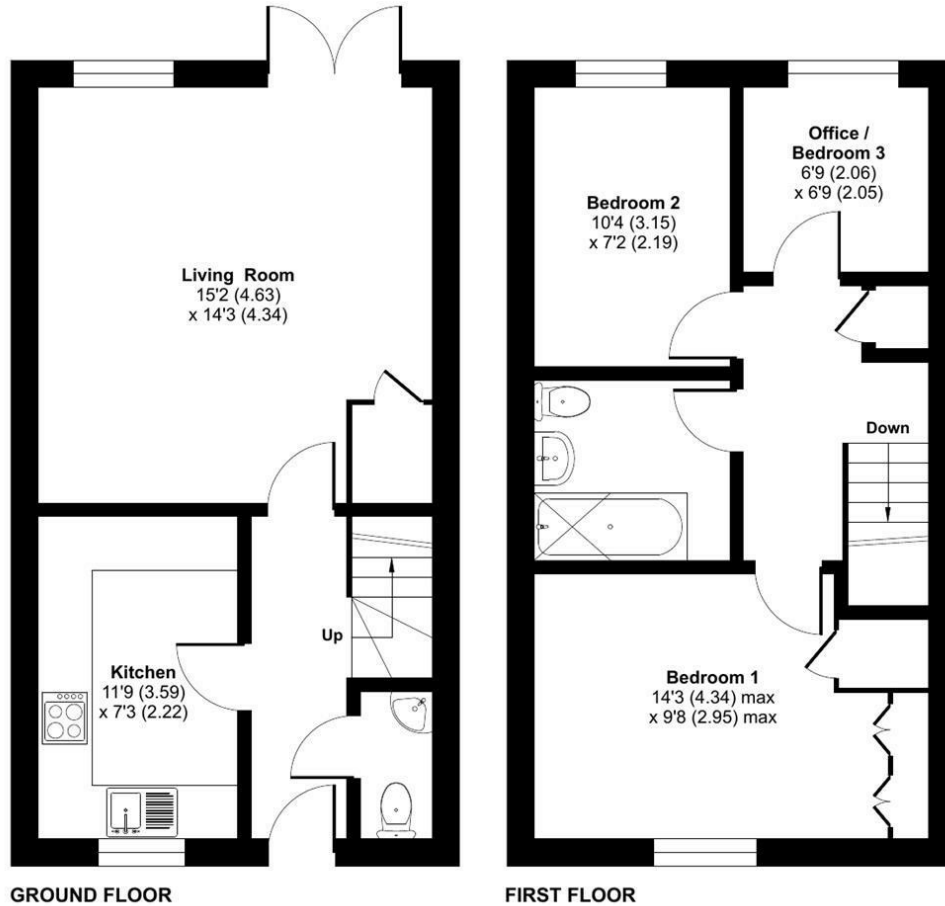
COUNCIL TAX
This property is in council tax Band 'B' on the council register.

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
Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

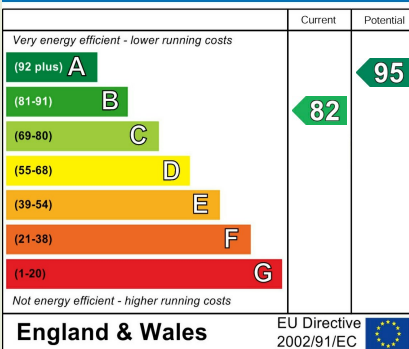
Approximate Area = 792 sq ft / 73.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Halls. REF: 1493838

Energy Efficiency Rating



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.



OSWESTRY SALES

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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. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. 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 cost of services provided to you.

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