



**Marton Crest**

St. Martins, Oswestry | SY11 3DG

£285,000

**MONOPOLY**  
BUY ■ SELL ■ RENT



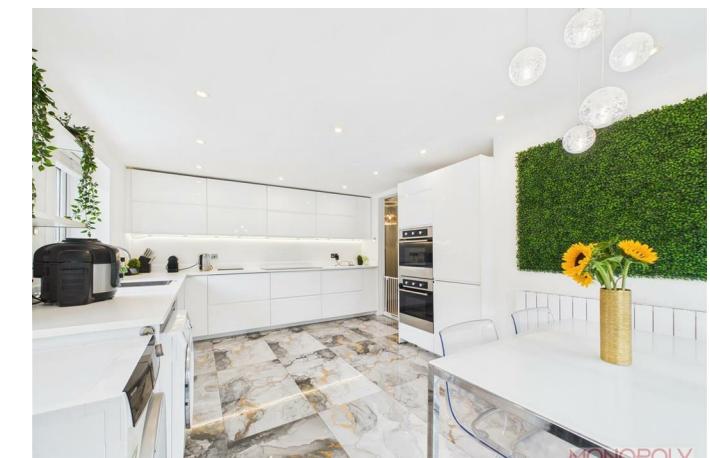
MONOPOLY  
BUY & SELL ESTATE

# Marton Crest

St. Martins, Oswestry | SY11 3DG

NO CHAIN! Situated in the popular village of St Martins, this two double bedroom detached bungalow sits on a substantial plot and is offered for sale with the benefit of no onward chain. The property has been fully renovated throughout and briefly comprises an entrance hall, spacious lounge, modern kitchen/dining area, two double bedrooms and a stylish bathroom fitted with a whirlpool bath. Externally, the home enjoys wrap-around gardens, a detached garage, and a decorative stone driveway accessed via secure electric gates, providing parking for six to eight vehicles. St Martins itself is a well-served village offering a range of amenities including supermarkets, local shops, post office, pharmacy, primary and secondary schools, medical facilities, and leisure options. There are also nearby countryside walks and the renowned Ellesmere Mere within a short drive. Excellent road links provide easy access to Oswestry, Wrexham, Chester and Shrewsbury, with the A483 and wider motorway network close by, making the location ideal for commuters.

- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- SAT ON A SUBSTANTIAL PLOT
- WRAP AROUND GARDENS
- RENOVATED THROUGHOUT
- MODERN KITCHEN/DINING AREA AND SEPARATE LOUNGE
- MODERN BATHROOM WITH WHIRLPOOL BATH
- NEWLY LANDSCAPED DRIVEWAY FOR MULTIPLE VEHICLES
- DETACHED GARAGE
- SEMI-RURAL VILLAGE LOCATION
- NO ONWARD CHAIN



### Entrance Hall

Patterned tiled steps and composite door leads into entrance hallway with wooden laminate flooring, ceiling light point, modern vertical panelled radiator, access to loft housing water cylinder with strip light, doors off to lounge, bedrooms, bathroom and arch leading into kitchen/dining area.

### Open Plan Kitchen/Dining Area

Newly fitted kitchen housing a range of high gloss wall, drawer and base units with complimentary work surface over. Integrated appliances to include fridge-freezer, dishwasher, double electric oven and five ring induction hob with extractor hood over. Stainless steel inset sink unit with mixer tap over. Space for washing machine and tumble dryer. Opening through to dining area with space for table. The room is finished with high gloss large format porcelain tile with striking marble effect design, aluminium modern radiator, recessed LED lighting, pendant ceiling light and under-cabinet strip light. There are uPVC double glazed sliding doors to the rear garden area, additional uPVC double glazed door to the side and uPVC double glazed window to the side elevation.

### Lounge

Two uPVC double glazed windows to the front and side elevation with venetian blinds. Wooden laminate flooring, recessed dim-able LED lighting, electric fireplace and vertical panelled radiator.

### Bedroom One

UPVC double glazed window to the side elevation with Roman and Venetian blinds. Housing a range of fitted wardrobes with rail and shelving. Wooden laminate flooring, ceiling light point and panelled radiator.

### Bedroom Two

UPVC double glazed window to the front elevation with venetian blinds. Wooden laminate flooring, radiator and ceiling light point.

### Bathroom

Modern three-piece suite comprising a low-level WC, wash hand basin sat on a vanity unit with work surface and a whirlpool bath with dual hose electric shower over. Wall-mounted LED heated mirror with Bluetooth function, providing lighting, demisting, and audio capability. Fully tiled walls, vertical panelled radiator, waterproof wooden laminate flooring, extractor, recessed LED lighting and two uPVC double glazed frosted window to the side elevation.

### Outside

The property is sat on a generous plot which is 0.333 acre in size. To the front, the property is approached via an impressive electric privacy gate (6m wide and 2m high) opening onto a newly laid decorative stone driveway, providing ample parking for 6-8 vehicles and access to the garage. The front garden features a willow tree and a variety of fruit trees, including two apple, nectarine, peach, plum, and two cherry trees, all enclosed by modern uPVC fencing. Additional benefits include an electric car charging point, Eufy CCTV system, and security lighting around the property. To the side, there is access via a PVC gate, with a concrete pathway leading all around the property. To the left, there is an additional garden area, while to the right, a raised block-paved patio provides a private seating space, enclosed by shiplap vertical timber fencing. To the rear, the garden is predominantly laid to lawn, offering a generous outdoor space bordered by mature hedging and trees, creating both privacy and a pleasant green outlook.





#### **Additional Information**

The current owners have carried out a number of improvements to the property, including a partial re-wire, installation of new radiators, a new water cylinder, landscaped driveway, updated fascias and soffits, new front and patio doors, as well as a modern kitchen, bathroom, flooring, and an electric security gate. A gas combination boiler is housed within a kitchen cupboard, while the water cylinder is located in the loft. The property is offered for sale with no onward chain, and some items of furniture may be negotiable. Additional features include oak internal doors and a fitted Eufy security camera system.

It also benefits from a recent certified Electrical Installation Condition Report (EICR), a Gas Safety Certificate (CP12), and a boiler service certificate, all passed without issue, providing prospective buyers with added reassurance and peace of mind

#### **Important Information**

**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.









Ground Floor Building 1

Approximate total area<sup>(1)</sup>

866 ft<sup>2</sup>

80.5 m<sup>2</sup>



Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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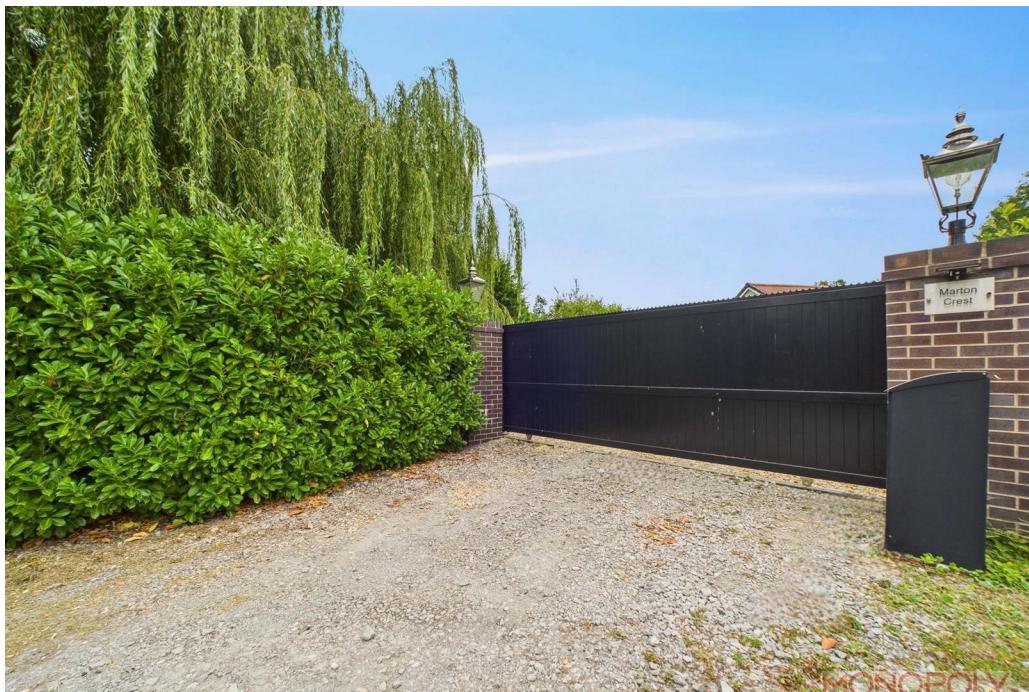
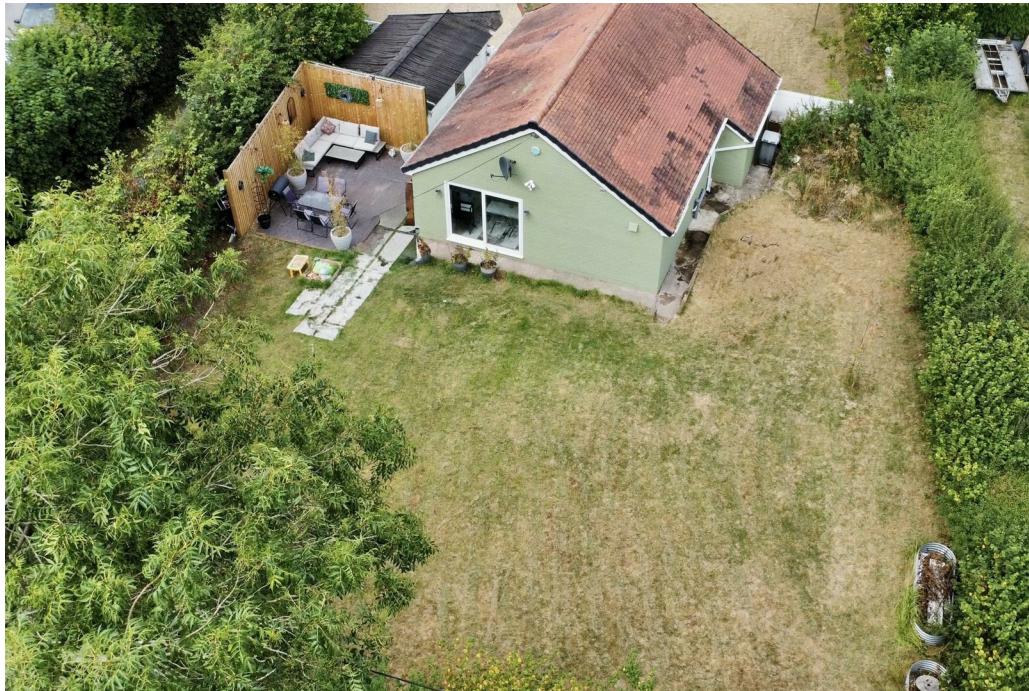
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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			80
(70-80) C			
(55-69) D			
(39-54) E			48
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive	2002/91/EC		
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Provision
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive	2002/91/EC		
England & Wales			



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