

# 1 Llanforda Rise Oswestry SY11 1SY



**2 Bedroom Bungalow - Detached**  
**Asking Price £325,000**

## The features

- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION
- BATHROOM WC AND SEPERATE WC SHOWER ROOM
- GENEROUS SIZED LOUNGE AND CONSERVATORY
- DRIVEWAY WITH GARAGE AND OFF ROAD PARKING
- VIEWING ESSENTIAL
- SPACIOUS TWO BEDROOM DETACHED BUNGALOW
- CORNER PLOT GARDENS
- LIVING ROOM WITH MULTI-FUEL BURNER
- ENERGY PERFORMANCE RATING D



**\*\*\* 2 BEDROOM DETACHED BUNGALOW OCCUPYING SUBSTANTIAL CORNER PLOT FOR SALE WITH NO ONWARD CHAIN\*\*\***

An opportunity to purchase this deceptively spacious, 2 bedroom detached bungalow in a sought after area of Oswestry.

Occupying an enviable position in this sought after position a short stroll from the supermarket and excellent range of amenities the busy market Town has to offer. For commuters there is also ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge / Dining Room, lovely Conservatory, attractive Kitchen, 2 Double Bedrooms and Bathroom. The property also benefits from a separate WC/Shower room.

The property has the added benefit of gas central heating, double glazing, driveway with parking, garage and lovely enclosed rear garden, there is also space to the side of the property with a substantial timber storage shed in addition to the summer house.

Viewing highly recommended

## Property details

### LOCATION

The property occupies an enviable position on the edge of this popular and busy market Town. A short stroll from all amenities of the Town Centre including Cae Glas Park, schools, banks, supermarkets, independent stores, restaurants and public houses, doctors and churches. There is ease of access to the A5 motorway network to both Chester and the County Town of Shrewsbury and the nearby railway station at Gobowen.

### RECEPTION HALL

Covered entrance with door leading into the Reception Hall. Radiator, door leading into,

### SHOWER ROOM

With window to the rear aspect and suite comprising of shower cubicle, wash hand basin and WC. Tiled walls and flooring with heated towel rail.

### KITCHEN

The kitchen has been fitted with a range of low and high units comprising of cupboards and drawers with work surface over. one and a half bowl sink with mixer taps, integrated oven and four ring electric hob with extractor hood over. Space for freestanding fridge/ freezer, plumbing for dishwasher and washing machine, further range of wall mounted units, pantry, window to the rear aspect and stable door leading into conservatory.

### LOUNGE/DINING AREA

Naturally well lit with window to the front and window to the side aspect. Multi Fuel burner with hearth. Two Radiators.

### INNER HALL

With Airing cupboard storage and access to the loft space leading into

### BEDROOM 1

With window to the front and side aspect looking out to the garden with fitted wardrobes. Radiators.

### BEDROOM 2

With French doors to the rear aspect leading into the Rear Garden paved sun terrace. Fitted wardrobes. Radiator.

### MAIN BATHROOM

With window to the rear aspect and suite comprising of panelled bath. WC with fitted vanity unit and hand basin with complimentary tiled splash back. Vinyl flooring. Heated towel rail.

### CONSERVATORY

Being of brick base and sealed unit double glazing to windows. Wood effect flooring, French doors leading onto rear garden and single door leading to rear of garage.

### GARAGE

With electric roller door to the front aspect, power and lighting.

### OUTSIDE

The property occupies an enviable corner plot position, approached over driveway with parking for two cars and leading to the Garage, with electric roller door, power and lighting. The Front Garden is laid to shaped lawn with well stocked flower, shrub and herbaceous beds. Side pedestrian access leads around to the enclosed Rear Garden which is of a good size and laid mainly to lawn with well stocked flower shrub and herbaceous beds with inset specimen trees. External power at rear. Paved sun terrace. Large timber shed to the side of the property for extra storage.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all mains utilities are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D- again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

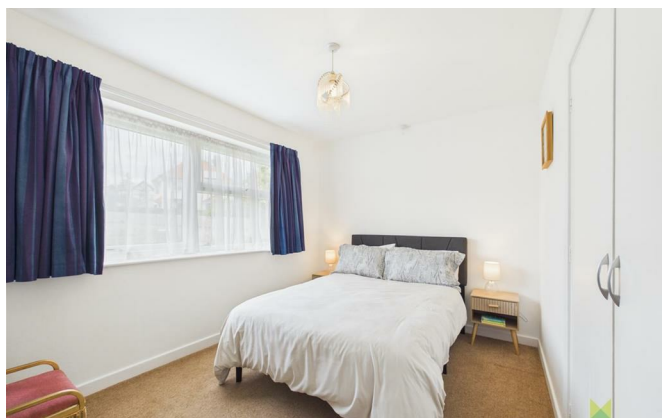
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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**Approximate total area<sup>(1)</sup>**  
1126 ft<sup>2</sup>  
104.6 m<sup>2</sup>

(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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## Get in touch

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## Oswestry office

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

### Energy Efficiency Rating

|                                             | Current                 | Potential                                                                             |
|---------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                         |                                                                                       |
| (92 plus) <b>A</b>                          |                         |                                                                                       |
| (81-91) <b>B</b>                            |                         |                                                                                       |
| (69-80) <b>C</b>                            |                         |                                                                                       |
| (55-68) <b>D</b>                            |                         |                                                                                       |
| (39-54) <b>E</b>                            |                         |                                                                                       |
| (21-38) <b>F</b>                            |                         |                                                                                       |
| (1-20) <b>G</b>                             |                         |                                                                                       |
| Not energy efficient - higher running costs |                         |                                                                                       |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential                                                                             |
|-----------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                                                                                       |
| (92 plus) <b>A</b>                                              |                         |                                                                                       |
| (81-91) <b>B</b>                                                |                         |                                                                                       |
| (69-80) <b>C</b>                                                |                         |                                                                                       |
| (55-68) <b>D</b>                                                |                         |                                                                                       |
| (39-54) <b>E</b>                                                |                         |                                                                                       |
| (21-38) <b>F</b>                                                |                         |                                                                                       |
| (1-20) <b>G</b>                                                 |                         |                                                                                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                                                                                       |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |  |

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- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
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