Town & Country

Estate & Letting Agents

62 Llwyn Road, Oswestry, SY11 1EN

Offers In The Region Of £219,500

NO ONWARD CHAIN!!! This extended three-bedroom semi-detached house on Llwyn Road is a fantastic opportunity for those looking to embrace a comfortable lifestyle in a vibrant community. With its charming features and spacious layout, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your new home. Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout provides a warm and welcoming atmosphere, with ample natural light flowing throughout the home. The three well-proportioned bedrooms and family bathroom offer comfortable spaces for rest and relaxation, catering to families or those seeking extra room for guests or a home office. Located in Oswestry, this home benefits from a range of local amenities, including shops, schools, and parks, all within easy reach.

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.

Entrance Hall

The property is accessed via a part glazed uPVC door into the entrance hall which has wood flooring, coved ceiling and a radiator. There is an understairs storage cupboard and stairs leading to the first floor. Doors lead to the lounge and the dining room.

Lounge 10'11" x 12'2" (3.35m x 3.73m)

The spacious, bright lounge has a bay window to the front aspect of the property, radiator and fireplace inset with log burning stove.

Additional Photo

Cloakroom

Fitted with a WC, wall mounted wash hand basin, radiator and 'Ideal' gas fired boiler. Spotlights to the ceiling.

Dining Room 14'4" x 8'1" (4.37m x 2.48m)

The dining room is a great space to entertain and dine having wood flooring, radiator and archways leading to the kitchen and the snug area.

Additional Photo

Kitchen 9'6" x 7'6" (2.90m x 2.30m)

The kitchen comprises a range of modern wall and base units in white gloss with wood worktop over, 1 1/2 bowl sink and drainer with mixer tap and an induction hob with extractor hood. Eye level double oven, plumbing for a dishwasher and space and plumbing for appliances. There is a window to the rear of the property overlooking the garden.

Snug 6'6" x 8'5" (2.00m x 2.58m)

A very versatile space having a glazed door to the rear and side panel, coved ceiling, spotlights to the ceiling and fitted shelving for storage.

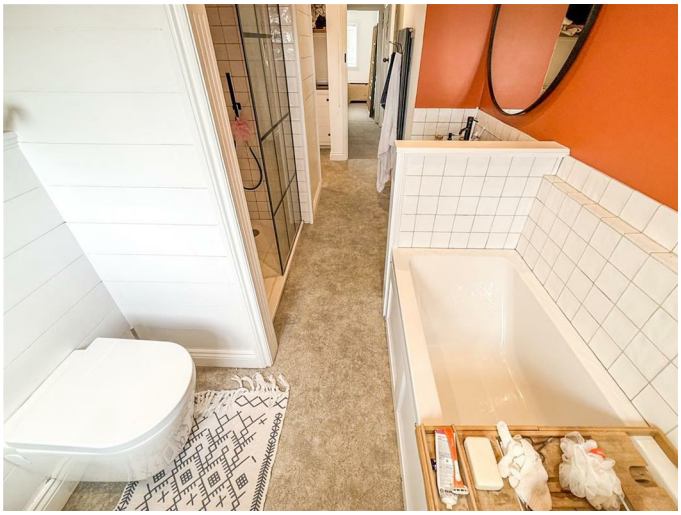
First Floor Landing

The first floor landing has a window to the side aspect and access to the roof space by hatch. Doors lead to the bedrooms and the bathroom.

Utility & Bathroom 14'11" x 7'6" (4.57m x 2.29m)

The lovely bathroom/ utility area comprises space and plumbing for appliances and built in storage cupboards, vinyl flooring throughout into the bathroom area which has a double shower with shower attachment, vanity unit with wash hand basin and mixer tap over, low level w.c. and a window to the rear. There is also a panel bath with mixer tap, WC and extractor fan. Part tiled walls and part panelled walls.

Additional Photo



Additional Photo

Bedroom One 10'2" x 13'4" (3.12m x 4.07m)

A good sized double bedroom having a bay window to the front of the property and feature cast iron fireplace and grate.

Bedroom Two 8'1" x 10'1" (2.47m x 3.09m)

A second double bedroom having a window to the rear of the property and a radiator.

Bedroom Three 5'11" x 8'10" (1.81m x 2.7m)

The third bedroom has a window to the front aspect, radiator and built in wardrobe.

Front Garden

To the front the property is accessed via a paved pathway with a part enclosed gravelled garden and brick wall boundary.

Rear Garden

To the rear of the property there is a good sized garden that is mainly gravelled with a decked patio area for entertaining and a purpose built shed. There is outside lighting, power points and water tap.

Additional photo

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 B.

Services

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

To Book a Viewing

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

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.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

Money Laundering Regulatory Checks

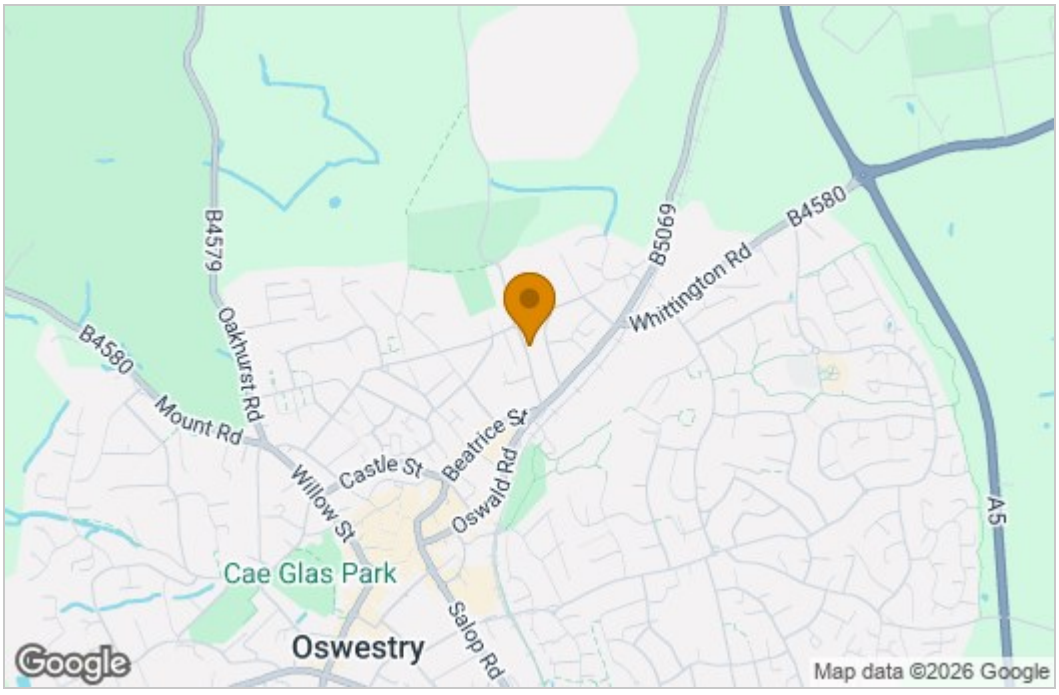
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Town and Country Services

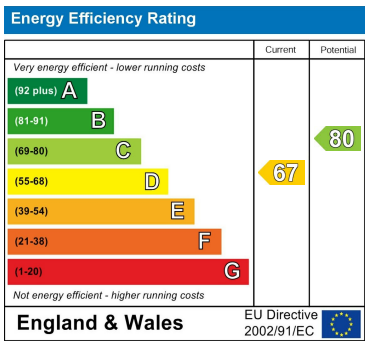
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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.

Floor Plan

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 firms 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