

Town & Country

Estate & Letting Agents



1 Cae Onan, Morda, SY10 9PX

Offers In The Region Of £395,000

Welcome to Cae Onan in Morda! This splendid detached house offers a perfect blend of space and comfort, ideal for family living. With five generously sized bedrooms and three bathrooms, this property provides ample room for both relaxation and privacy. The heart of the home features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. These versatile spaces can be tailored to suit your lifestyle, whether you envision a formal dining area or a cosy lounge.

Outside, the property boasts parking for up to five vehicles and a large covered area to the rear ideal for all year round use, a rare find that adds convenience and ease to your daily life. The surrounding area is peaceful, offering a delightful retreat from the hustle and bustle, while still being within easy reach of local amenities and transport links. With its spacious layout and prime location, it presents an exceptional opportunity for those seeking a family home in a tranquil setting. Do not miss the chance to make this wonderful property your own.

Directions

From our Willow Street office proceed along and turn left onto Welsh Walls. Follow the road around and at the t-junction turn left onto Upper Brook Street. At the traffic lights turn right towards Morda. Continue along into Morda and at the crossroads turn right onto Trefonen Road. Proceed along before turning left into Millars Field then left again into Cae Onan where the property will be found on the left hand side and identified by our For Sale board.

Accommodation Comprises

Porch

The property benefits from a covered porch with outside lighting and quarry tiled floor.

Entrance Hall



The property is accessed via a part glazed door and side panel to the front into the hallway which has stairs leading to the first floor landing, coved ceiling, thermostat controls and doors to the downstairs WC, lounge and the kitchen..

Lounge 13'10" x 11'3" (4.22m x 3.45m)



This very light and spacious living room has a window to the front with tilt and turn mechanism and integrated blinds, double doors that lead into the dining room, coved ceiling, feature electric fireplace with oak surround and a tiled hearth, Internet & TV points.

Additional Image



Additional Image



Cloakroom



Comprising a WC, wash hand basin with mixer tap over, wooden flooring, extractor fan and spotlighting.

Dining Room 11'6" x 8'2" (3.51m x 2.51m)



The dining room is another good entertaining space having French doors leading out to the rear garden, radiator and coved ceiling. A door leads through to the kitchen.

Additional Image



Kitchen 12'4" x 9'1" (3.78m x 2.77m)



The well appointed kitchen comprises a range of modern floor and wall mounted units with granite worktops over and granite splash back, there are under counter lights and feature plinth lights, 1 1/2 bowl sink with mixer tap over, Richmond Delux double range cooker with a 7 ring gas hob and warming plate, extractor hood over and glass

splash back, pull out carousel units and an integrated AEG dishwasher. A window looks out over the rear garden and there is tiled flooring, radiator and spotlighting.

Additional Image



Additional Image



Additional Image



Additional Image

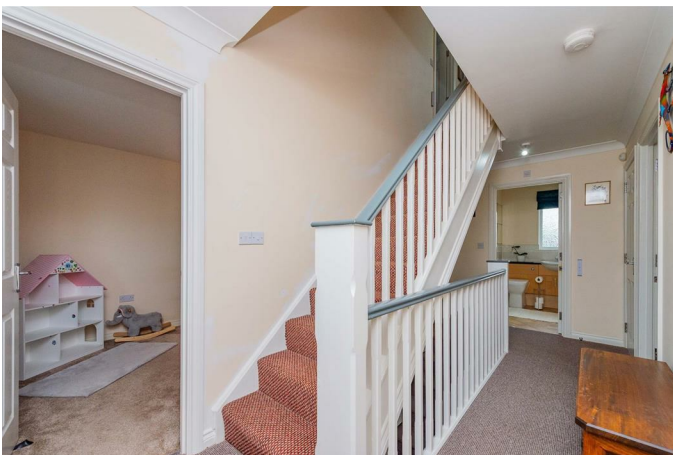


Utility Room 8'3" x 5'10" (2.54m x 1.80m)



Continuing with a range of base units with work surfaces over, space and plumbing for a washing machine and tumble dryer, vinyl flooring, space for a free standing fridge freezer, Worcester gas fired boiler and extractor fan. A door leads into the garage and a door leads out to the rear garden.

First Floor Landing



The first floor landing has a window to the front, radiator and stairs leading to the second floor. There is a coved ceiling, airing cupboard off and doors leading to the bedrooms and the bathroom.

Bedroom One 15'1" x 10'9" (4.62m x 3.30m)



This impressive bedroom features a window to the front aspect with tilt and turn mechanism and integrated blinds, a range of built in wardrobes and dressing table. There is an archway through to the dressing room with hanging rails to both sides and a door leading into the en suite.

Additional Image



Ensuite



The ensuite comprises a cubicle shower with mains powered shower, WC and wash hand basin on a vanity unit, part tiled walls, vinyl flooring, spotlights to the ceiling and a large vanity mirror with down lights.

Bedroom Two 12'9" x 8'7" (3.89m x 2.62m)



The second double bedroom has a window to the rear with tilt and turn mechanism, integrated blinds and a radiator.

Bedroom Three 9'10" x 8'7" (3.02m x 2.62m)



The third double bedroom has a window to the front with tilt and turn mechanism, integrated blinds and a radiator.

Family Bathroom



The family bathroom comprises a panel bath with mixer tap and shower head over, double shower cubicle with mains fed shower attachment, WC and wash hand basin on a vanity unit. Part tiled walls, vinyl flooring, extractor fan and spotlighting.

Second Floor Landing

The second floor landing leads to the top top bedroom and family shower room. There is a radiator and velux windows.

Bedroom Four 14'11" x 14'11" (4.55m x 4.55m)



This spacious room has a window to the front, radiator and velux to the rear aspect. Fitted with a range of Sharps furniture and wardrobes.

Shower Room



The shower room has a velux roof light, double shower cubicle with mains fed shower and two attachments, WC and wash hand basin with mixer tap over. Tile effect laminated floor, Aqua panelling, extractor fan and spotlights to the ceiling.

Bedroom Five 16'11" x 8'7" (5.18m x 2.62m)

Another good sized room having a window to the front aspect with tilt and turn mechanism, integrated blinds and a radiator.

To the Front



The property is accessed by a pattern imprinted driveway providing off road parking for 2-3 cars with an additional paved area for further parking. There is gated access around to the rear and decorative wrought iron fencing to the side boundaries.

Garage

The integral garage has an electric roller door with two remotes and power and light laid on.

To the Rear



The rear garden is another great feature of this lovely property. There is a paved patio area ideal for entertaining with a lawn area on two levels with artificial grass for low maintenance, partially enclosed by panel fencing and hedgerows. There is a small timber shed and glass greenhouse with planted borders.

Additional Image



Additional Image



Additional Image



Covered Garden Area 25'11" x 10'9" (7.92m x 3.30m)

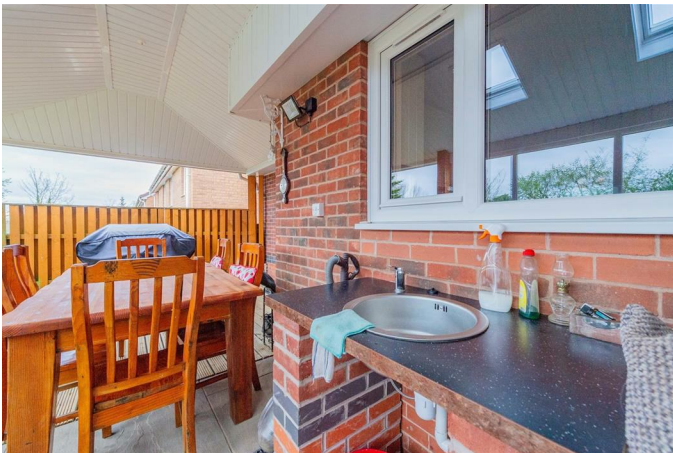


This large covered outside space is perfect for entertaining and is a perfect extension to the living accommodation of the house. Having lots of space for dining and relaxing with an outside wash hand basin with hot and cold tap and fully covered to three sides making it a useable space all year round.

Additional Image



Additional Image



Services

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

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 E.

To Book a Viewing

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

Hours Of Business

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

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.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

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

Cae Onan, Morda, Oswestry, SY10

Approximate Area = 1801 sq ft / 167.3 sq m (includes garage)

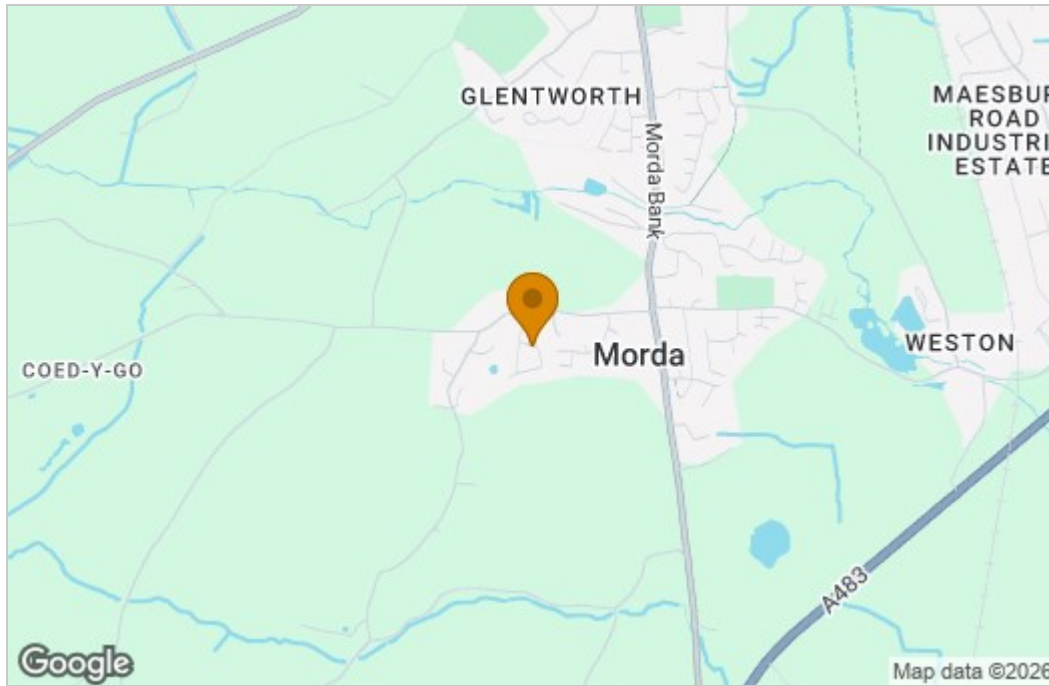
Limited Use Area(s) = 14 sq ft / 1.3 sq m

Total = 1815 sq ft / 168.6 sq m

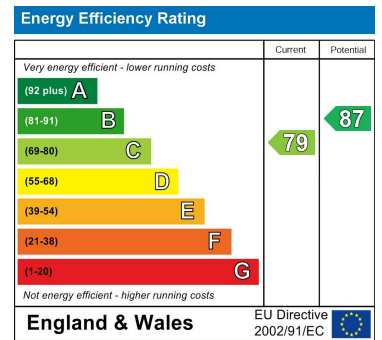
For identification only - Not to scale



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 firm's 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