



Asking Price £250,000

34 Ceiriog Way, St. Martins, Oswestry, SY11 3FE

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 3 Bedrooms

 2 Bathrooms

# 34 Ceiriog Way, St. Martins, Oswestry, SY11 3FE



## General Remarks

A modern three bedroom semi-detached house with spacious accommodation set out over three storeys, including a single storey rear extension. The property is situated in a prime location within the development and includes views over the adjoining fields at the rear. The gardens have been designed for ease of maintenance and beyond these is a driveway providing two parking spaces. The accommodation is warmed by gas fired central heating and is fully double glazed. Early inspection is highly recommended.

**Location:** The property is situated in this popular development located close to the centre of the village of St Martins. The village itself has an excellent range of shops and amenities including primary/secondary school, supermarket, post office, public houses and a number of local shops. The village is well located for access onto the A5/A483 providing links to the larger towns of Oswestry, Shrewsbury, Wrexham and the city of Chester. The village has an excellent bus service whilst nearby Gobowen has a train station with services to Birmingham and Manchester.

## Accommodation

A part glazed door at the front of the property leads into:

**Hall:** Wood effect tile flooring, radiator, stairs to first floor landing and doors off to:

**Cloakroom:** Low level flush WC, pedestal wash hand basin, radiator, tiled floor, part tiled walls and extractor fan.

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**AGENTS NOTE:** Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Cupboard:** Housing washing machine and tumble dryer.

**Kitchen:** 11' 11" x 6' 2" (3.64m x 1.88m) Comprising a range of fitted base and eye level wall units with worktops over incorporating an inset 1 1/2 bowl stainless steel sink and drainer. Integrated oven and gas hob with extractor hood over. Integrated fridge and freezer. Cupboard housing gas fired boiler, tiled floor, part tiled walls and radiator.

**Living/Dining Room:** 15' 3" x 12' 11" (4.66m x 3.94m max.) Having wood effect tile flooring, radiator, understairs storage cupboard, TV point and opening into:

**Garden Room:** 8' 9" x 8' 6" (2.67m x 2.60m) With log burner, continuation of wood effect tile flooring, roof light and glazed doors to rear garden.

**Stairs to first floor landing:** Stairs to second floor and doors off to:





**Bedroom 2:** 13' 0" x 8' 10" (3.95m x 2.69m) Having built-in wardrobes, radiator and Juliet balcony with views over fields to the rear.

**Bedroom 3:** 12' 11" x 8' 7" widening to 9' 11" (3.93m x 2.62m widening to 3.03m) With radiator.

**Bathroom:** 6' 4" x 5' 7" (1.92m x 1.70m) Suite comprising panelled bath with shower over, pedestal wash hand basin and low level flush WC. Vinyl flooring, part tiled walls, heated towel rail and extractor fan.

**Stairs to second floor landing:** With doors off to:

**Bedroom 1:** 13' 9" x 9' 5" widening to 13' 0" (4.20m x 2.86m widening to 3.95m) With radiator, access to loft space and door to:

**Walk-in wardrobe:** 9' 6" x 4' 2" (2.89m x 1.26m) With door to airing cupboard housing pressurised hot water cylinder and slatted shelving.

**En Suite:** 8' 5" x 6' 0" (2.57m x 1.83m) Suite comprising shower cubicle with mixer shower, pedestal wash hand basin and low level flush WC. Vinyl flooring, part tiled walls, heated towel rail and extractor fan.

**Outside:** A driveway leads alongside the property to the rear where a driveway provides two parking spaces. A pedestrian gate leads from this to the enclosed rear garden, which includes artificial lawns and a paved patio area.

**Tenure:** We are informed that the property is Freehold with vacant possession upon completion.

**Council Tax Band:** Council Tax Band - 'B'.

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

**EPC Rating:** EPC Rating - Band B (84).

**Directions:** After passing over the central roundabout in St Martins with the Stans Superstore on your right hand side, continue for a short distance where the development of Irvine Gardens is on the right hand side. Continue into Hollands Drive and follow the road around to the right alongside the green continuing to the right onto Ceiriog Way where the property is located on the left hand side.



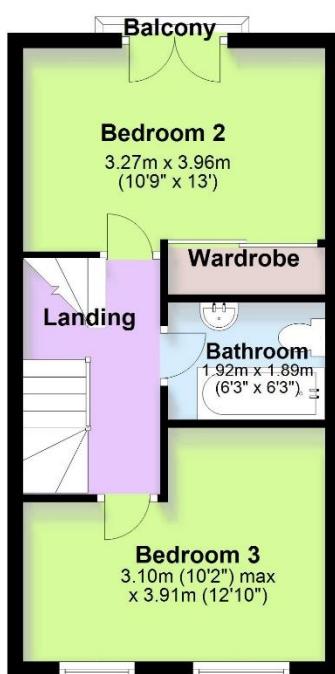
## Ground Floor

Approx. 39.1 sq. metres (421.2 sq. feet)



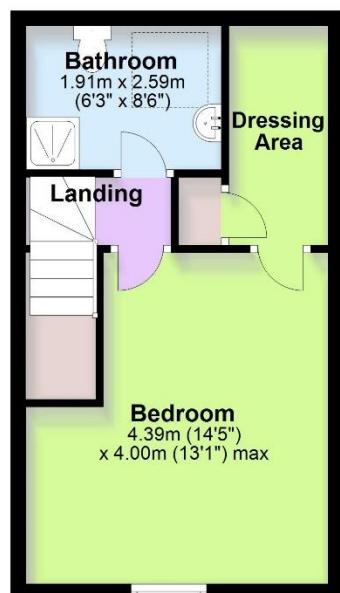
## First Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



## Second Floor

Approx. 29.6 sq. metres (318.5 sq. feet)



Total area: approx. 101.3 sq. metres (1090.0 sq. feet)

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