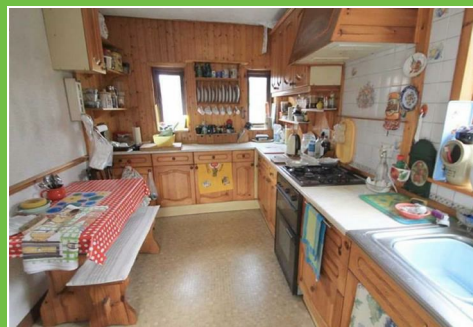


Town & Country

Estate & Letting Agents



Pont Adam, LL14 6DY

Price £325,000

TOWN AND COUNTRY ARE PROUD TO PRESENT THIS: Substantial character residence lending itself to a variety of uses, being ideal as a family home or B&B in an idyllic village location with a river running alongside. The property comprises; entrance porch and hallway, lounge/diner, kitchen, utility room, lean-to, office, bedroom one and en-suite and shower room on the ground floor, with four bedrooms, bathroom, second lounge and kitchen on the first floor with a balcony. Externally is ample parking facilities, with garden areas overlooking the river. This unique property must be viewed to appreciate what's on offer!

Entrance

Door to front entrance porch. Door into inner hall. Stairs to first floor. Doors off to:

Lounge/Diner 30'2" x 15'3" (9.19 x 4.65)



Spacious room comprising a wood burner set within a slate hearth. Ample space for dining table and chairs. Window to side x2. Window to rear. Opening to second entrance hall, with further doorway leading to:

Additional Photograph



Kitchen 10'2" x 9'5" (3.10 x 2.87)



Fitted with a range of wall, base and drawer units with complementary work surfaces. 1 & 1/2 bowl sink unit. Space for cooker. Space for dishwasher. Space for further white goods. Window to front x2. Irregular shape.

Food storage space (6'9 x 6'6).

Utility Room 5'7" x 4'9" (1.70 x 1.45)

Complementary work surfaces. Belfast sink. Splashback tiling. Space for washing machine. Window to front x2.

Lean-To 25'5" x 7'4" (7.75 x 2.24)

Spacious, versatile space. Dwarf wall construction.

Bedroom One 14'5" x 11'3" (4.39 x 3.43)



Window to front. Radiator. Door to en-suite.

En-Suite



Low level W/C. Bidet. Pedestal wash hand basin. Panel enclosed bath. Part tiled walls. Tiled flooring. Radiator.

Office 15'6" x 12'4" (4.72 x 3.76)

Suitable for a variety of uses. Groove to walls. Window to front. Radiator.

Shower Room

Low level W/C. Pedestal wash hand basin. Electric shower. Fully tiled walls. Radiator.

Landing

Exposed timbers to ceiling. Doors off to:

Second Lounge 15'5" x 14'3" (4.70 x 4.34)



Log burner. Storage to eaves. Window to front. Window to rear. Radiator. Door to kitchen. Door to balcony.

Additional Photograph.



Second Kitchen 15'7" x 8'3" (4.75 x 2.51)



Fitted with a range of wall, base and drawer units with complementary work surfaces. Integrated oven, four ring gas hob with extractor hood over. Space for white goods. Wall-mounted boiler. Window to rear x2. Window to side. Window to front.

Bedroom Two 16'5" x 11'7" (5.00 x 3.53)

Currently used as a sitting room. Open fire. Exposed timber beams to ceiling. Window to front. Radiator.

Bedroom Three 13'9" x 12'9" (4.19 x 3.89)



Exposed timber beams to ceiling. Window to front. Radiator.

Bedroom Four 12'1" x 12'6" (3.68 x 3.81)



Window to rear. Radiator.

Bedroom Five 15'9" x 10'3" (4.80 x 3.12)

Irregular shape. Window to front. Radiator.

Balcony



Ideal for alfresco dining - overlooks river.

Bathroom



Good sized room comprising; low level W/C. Pedestal wash hand basin. Panel enclosed bath. Shower cubicle with electric shower over. Airing cupboard. Part tiled walls. Radiator.

Outside



Ample parking facilities to front with well stocked garden areas overlooking river.

The view of the River



Additional Photograph..



purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.

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 most 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.

Additional Information

Please note: Due to the unique nature of the property, some rooms are irregularly shaped.

Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On

To Make An Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

Services

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

Mortgage Advice

Town and Country Property Services can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on .

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Hours Of Business

Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

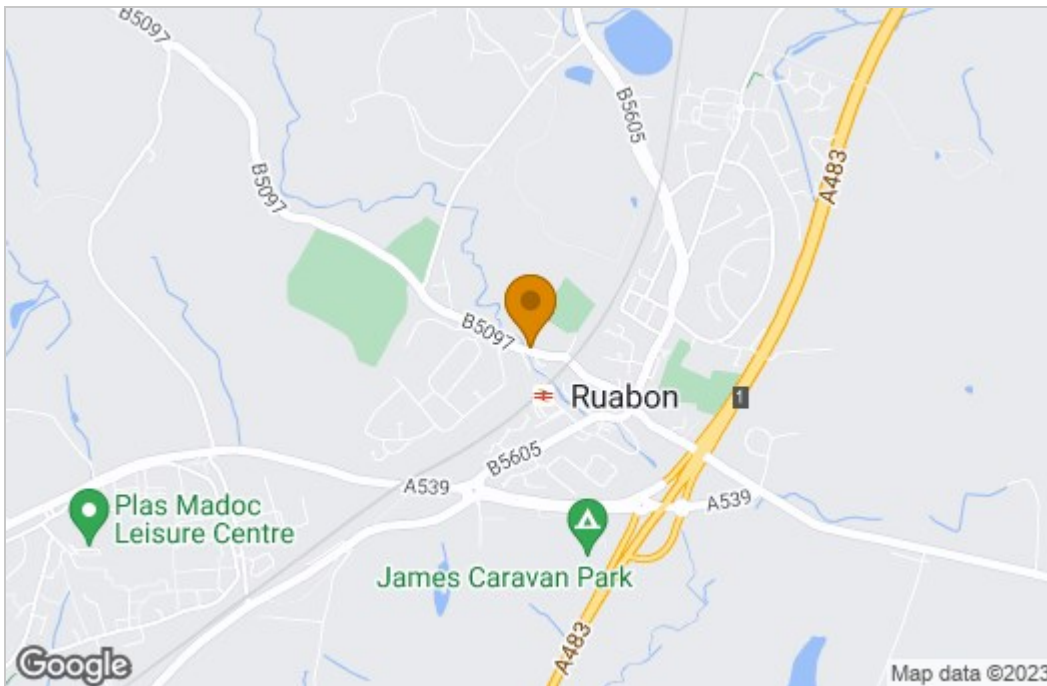
Sunday - CLOSED

Additional Information.

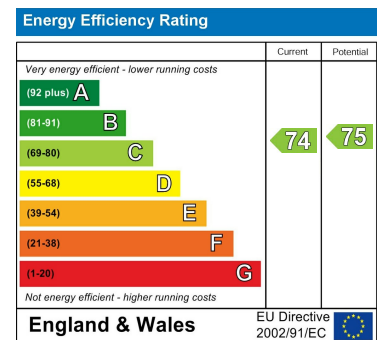
We would like to point out that all measurements, floor plans and photographs are for guidance

Floor Plan

Area Map



Energy Efficiency Graph



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