

# Town & Country

Estate & Letting Agents



12 Llwyn Y Garth, Llanfyllin, SY22 5JZ

£1,000

Town and Country Oswestry are delighted to present to the rental market this FIVE BEDROOM FAMILY HOME. All rentals require one month's rent in advance and one month's rent as a damage deposit. A holding fee of 100 per person over the age of 18 will be required to secure the property, ( this is deductible from the first months rent.) All deposits are held within the Deposit Protection Service (Custodial). Please note: the owners expect to retake possession of the property after 2 years

### Directions

From Oswestry on the A483 head towards Welshpool, at the Llyncllys Crossroads turn right and continue through Porth y Waen and take a left turn onto the A495 signposted Llanantffraid, continue through the Village and just past The Lion Public House take the road right signposted Llanfyllin. Drive through the Village of Llanfechain and follow the road until you come to a T-junction signposted for Llanfyllin, upon reaching Llanfyllin take the first turning left onto Bachie Road where Llwyn y Garth will be found on the right hand side and the property is on the left hand side of the cul de-sac and will be identified by our To Let board

### Porch

With a wood and glazed front door leading into the hallway.

### Hallway

Having wood effect oak flooring, stairs leading to the first floor, radiator and doors leading to the living room, kitchen, dining/reception room and cloakroom.

### Cloakroom

With a white suite comprising low level WC., wall mounted wash hand basin, tiled splash back, tiled flooring and an extractor fan.

### Lounge 22'3" x 13'0" (6.78 x 3.96)



Having fitted carpet, newly installed log-burner with wooden surround and marble effect hearth, French doors to the rear garden, electric controlled canopy over, two radiators, TV points, French doors and side screen to the conservatory. Additional door to dining/reception room

### Additional Photo



### Conservatory 11'3" x 10'11" (3.43 x 3.33)



With French doors to the front patio and garden area with views across the open countryside, tiled flooring and fan light. uPVC double glazed

### Kitchen/ Breakfast Room 22'3" x 10'2" (6.78 x 3.10)



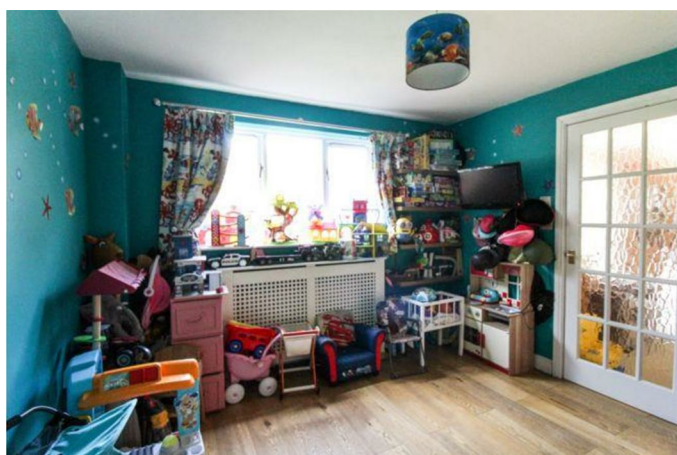
The kitchen area has a fitted range of Kenton Jones base and wall cupboards and drawers with wooden work surfaces over, two baskets and open shelving, Butlers style double sink with mixer tap, window to the rear overlooking the gardens and fields beyond, part tiled walls, built-in Bosch electric oven, microwave, plumbing and space for a dishwasher,

space for fridge/freezer with water connection, tiled flooring and a door to the utility room

### Additional Photograph



### Dining Room/Reception Room 10'6" x 10'5" (3.20 x 3.18)



Having a window to the rear, wooden oak effect flooring, shelving and a radiator. Could be used as additional bedroom. Doors to hallway and living room.

### Utility 10'4" x 4'8" (3.15 x 1.42)

With tiled flooring, wall mounted wash hand basin, tiled splashback, plumbing and space for a washing machine, space for further appliances, radiator, door and window to the rear garden. Door leading to the garage.

### First Floor Landing



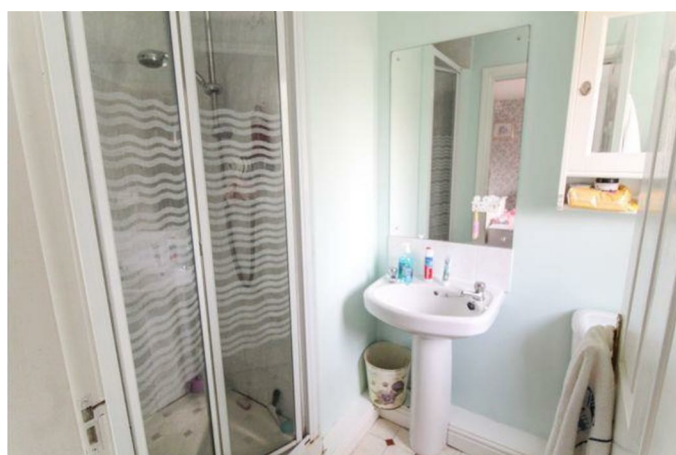
A spacious galleried landing with a window to the front towards the open countryside radiator, airing cupboard with tank and shelving.

### Master Bedroom 13'0" x 12'0" (3.96 x 3.66)



Having a window to the rear with stunning hillside views, radiator and a TV point. Door to en-suite.

### En Suite



With a white suite, fully tiled shower cubicle, low level WC., pedestal wash hand basin, part tiled walls, radiator and a window to the rear.

### Bedroom Two 13'0" x 9'10" (3.96 x 3.00)



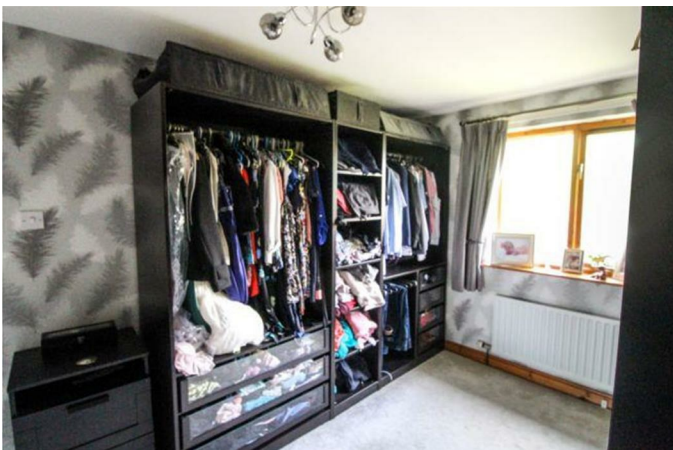
Having a window to the front with views, fitted carpet & radiator.

### Bedroom Three 10'3" x 8'5" (3.12 x 2.57)



With a window to the front with views, large storage cupboard, fitted carpet and a radiator

### Bedroom Four 13'5" x 8'3" (4.09 x 2.51)



Having a window to the rear with views, radiator and loft access. Door leading to the Study/Bedroom Five.

### Study/Bedroom Five 11'9" x 10'3" (3.58 x 3.12)

With a radiator and a window to the front with views. This room will not be accessible to the tenants.

### Family Bathroom



Having a white suite, panelled bath, shower over, low level WC., pedestal wash hand basin, part tiled walls, radiator, shaver socket and a window to the rear.

### Front Gardens

The front garden has a driveway providing off road parking for several vehicles, a gate and path to the patio area, mainly lawned with flower and shrub borders with fencing and hedging enclosing the garden. Stunning views across open countryside and hills. See additional pictures overleaf.

### Rear Gardens



The rear garden has a curved patio area with steps up to the lawned area, flower and shrub borders. Wooden steps up to a decked area which has views across open countryside. A gate and path leads to a covered area with an oil tank, outside light, wood store and garden tap. There is also a pathway and gate to both sides of the property leading to the front.

## Views To the Front



### Garage 10'5" x 17'5" (3.18 x 5.31)

The garage will not be available use for tenants, with the exception of maintenance access to:

- ? Recently installed oil-fired condenser boiler
- ? Solar PV inverter and switchgear
- ? Electrical consumer unit

### EPC

this property benefits from the following recent energy efficiency measures: solar PV system, replaced modern double-glazing throughout, 5kW wood stove, additional loft insulation, new Worcester Bosch condenser boiler. Energy performance certification was performed before these modifications.

### Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

### Town and Country

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-NO SALE - NO FEE  
VERY COMPETITIVE FEES FOR SELLING.

### Services

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

### Hours Of Business

Monday - Friday - 9.00 - 5.30  
Saturday - 9.00 - 4.00

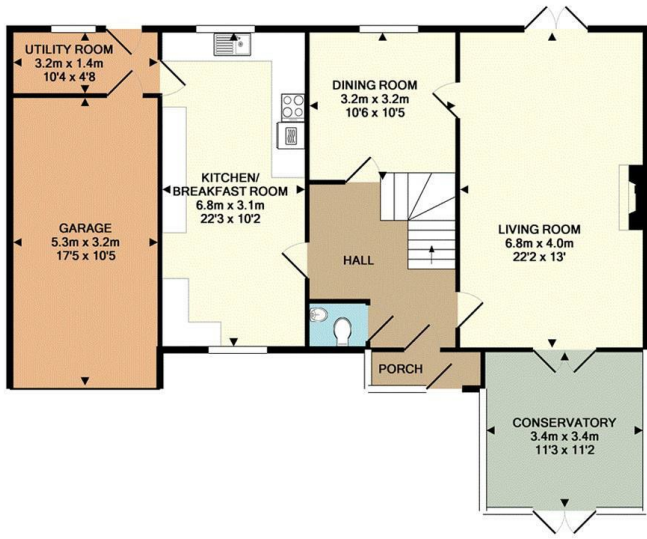
### Additional Information

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

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.

# Floor Plan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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