

Town & Country

Estate & Letting Agents



Ty Carreg , Oswestry, SY10 0HL

Chain Free £460,000

WITH NO CHAIN!! Town and Country Oswestry are delighted to bring to the market this truly charming three-bedroom detached country cottage situated in an elevated position with stunning views in all directions on the edge of the picturesque village of Llangynog. An ideal location for those who want a more relaxed way of life, the property offers immaculate characterful accommodation with three bedrooms and three reception rooms. To the outside there are extensive, well-maintained gardens, driveway, stable block, tack room and an adjacent paddock extending to approximately 1.34 acres. A rare opportunity to purchase a wonderful property in a breath-taking location!!

Directions

From our Oswestry office take the Morda road (B5069) out of the town and turn right joining the A483. Continue along the A483 until reaching the Llynclys crossroads by the White Lion Pub. Turn right heading for Llangedwyn and Bala. Continue along this road passing through the villages of Llangedwyn and Pentrefelin. Just before the village of Llanrhaeadr Ym Mochnant turn left following the signs for Pen Y Bont Fawr. At the junction turn right. Proceed through Pen Y Bont Fawr. On reaching the village of Llangynog proceed along and continue up out of the village. After approximately 50 metres past the bridge turn onto the lane and take the first right lane. Follow this lane along for approximately a mile where the gate and turn off to the property will be seen on the left. The sign for Ty Carreg will be found on the tree to the right of the five-bar gate. Go through the gate and follow the lane passing the first house and stables and follow the lane passing Fron Cottage on the right where the property will be found on the right-hand side at the top of the lane.

Location



Accommodation comprises

Lobby

With a window to the front, door to the side, built in storage cupboard and tiled flooring. A door leads through to the lounge.

Lounge 19'1" x 10'11" (5.82m x 3.34m)



The good-sized living room is a lovely family space, having a window to the front with magnificent views overlooking the countryside, window to the side, tiled flooring, beamed ceiling, brick fireplace with a slate hearth and a log burner inset with a beam over, wall lights and doors which leads to bedroom two, the lobby and the dining hall.

Additional photo



Study 5'10" x 7'5" (1.78 x 2.28m)



This room, currently used as a study has a window to the front with far reaching views of the

countryside, tiled flooring and a vaulted ceiling. A fantastic room with a view for working from home.

Study View



Dining Hallway 13'6" x 10'6" (4.14m x 3.22m)



A very versatile space with stairs off to the first-floor bedroom, radiator, tiled flooring, and wall lights. A glazed door leads out to the front and doors lead to the ground floor double bedroom and the kitchen.

Ground floor bedroom one 12'3" x 8'10" (3.74m x 2.70m)



Having a bay window to the front with far reaching

views of the countryside, beamed ceiling, radiator, wall lights, built in wardrobe and a door which leads to the en-suite.

En-suite

Having a W/C, wash hand basin on a vanity unit with a mixer tap over, a walk-in shower with mains shower over, extractor fan, spotlighting, tiled flooring, tiled walls and a heated towel rail.

Kitchen 7'9" x 15'1" (2.38m x 4.62m)



The well-appointed kitchen has a good range of cream shaker style base and wall units with block style worktops over, Rayburn with a brick surround, ceramic one and a half bowl sink with a mixer tap over, part tiled walls, plumbing for a washing machine and dishwasher, space for a fridge/freezer, beamed ceiling, a window to the rear and tiled flooring. A door leads through to the garden room.

Garden room 13'3" x 8'10" (4.06m x 2.70m)



The impressive garden room is another great space to entertain and has a dwarf wall with oak framed vaulted windows to one side with oak sills, windows and a door to the rear and windows and French doors opening out onto the front garden taking in the views in all directions. The floor is tiled and the vaulted ceiling is fully insulated making it a room to enjoy all year round.

Additional photo



View from the balcony



Bedroom three 16'8" x 10'7" (5.10 x 3.25)



Additional photo



A fabulous double bedroom located off the staircase leading from the hall. Double doors open onto a balcony overlooking the Tanat Valley in all directions giving a jaw dropping outlook. Having two double wardrobes, a beamed ceiling, wall lighting, radiator, window to the rear and a door leading to the en-suite.

Front garden



En-suite



The property is approached over a shared gated long driveway with two other properties which leads off the lane up to the property. A farm style gate opens onto the gravelled drive with parking for several cars. The front garden has attractive lawn and shrubbed areas with steps leading up to the patio area running across the front of the cottage making an ideal place to take in the views and entertain or dine out.

The well appointed en suite has a panel bath with a mains shower over, W/C, wash hand basin, part tiled walls, heated towel rail, Velux, extractor fan and spotlighting.

Additional photo



Side gardens



Driveway



To the side of the property there is a productive vegetable plot with various planted vegetable beds which is ideal for those wanting the 'good life'. There are further garden areas to the top side along with a tack room at the bottom of the garden which measures 4.55m x 2.14m with adjoining covered shelter and wood store.

Additional photo



Gardens



Field



The field is located to the left of the property and extends to approximately 1.34 acres. The boundaries are well fenced and have gated access to the lane.

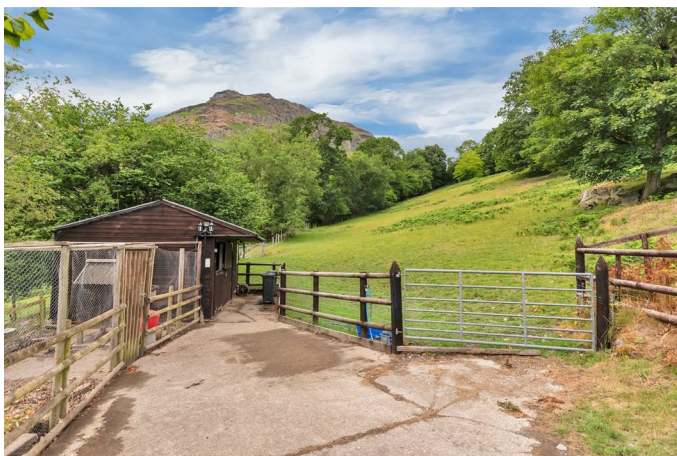
Additional photo



Additional photo



Stable block



There is also a stable block split into two stables, the first stable measuring 3.59m x 2.31m and the second stable measuring 3.59m x 2.85m both with power and lighting. There is also a chicken run and parking for several cars to the front of the stable/hardstanding for animals leading to the field.

Additional photo



Views

The views are truly magnificent and take in the Tanat Valley in all directions.

Additional Information

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.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 4.00pm

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.

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 Powys County Council and we believe the property to be in Band F.

To Book a Viewing

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

To Make an Offer

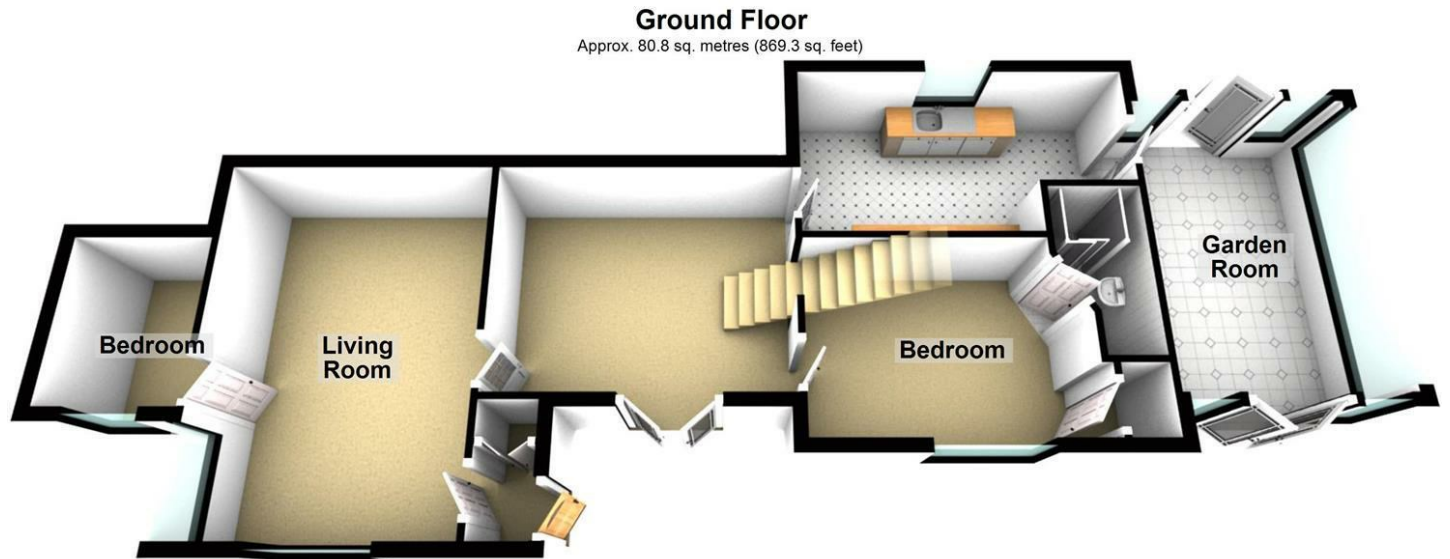
Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property 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.

Town and Country Services

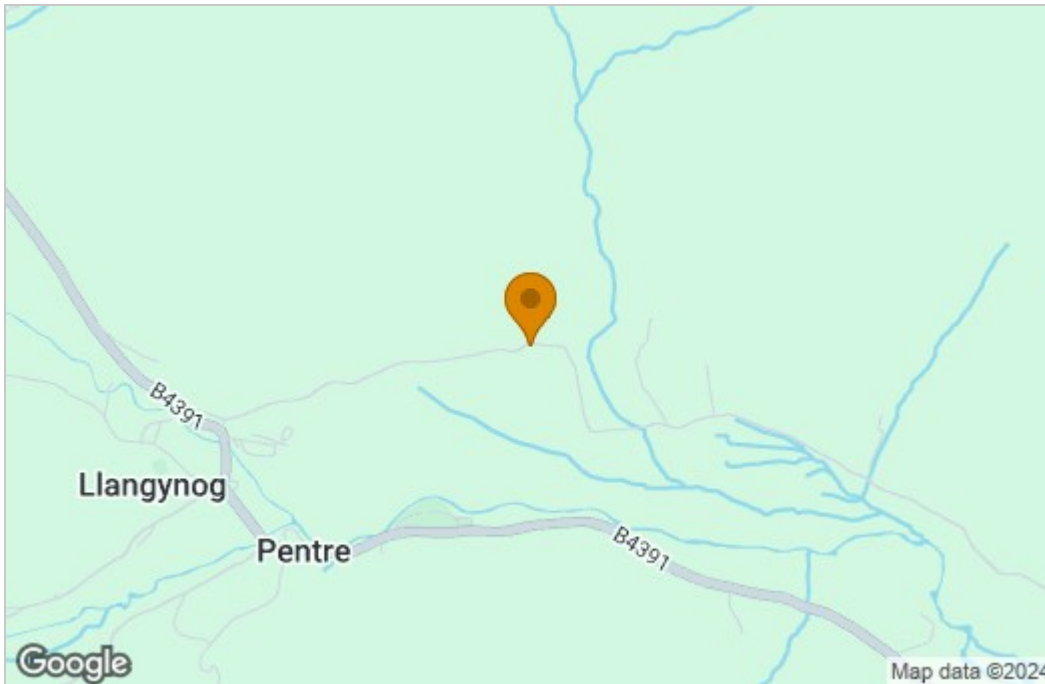
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Floor Plan



Total area: approx. 109.1 sq. metres (1173.8 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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