

# Town & Country

Estate & Letting Agents



**Marlon , Llynclys, SY10 8AF**

**Offers In The Region Of £245,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry are delighted to bring to the market this three-bedroom detached bungalow situated on the outskirts of the hamlet of Llynclys. The property offers fantastic potential for further development and sits on a generous plot with a private driveway and parking for several vehicles. The current accommodation offers kitchen, dining room, lounge, three bedrooms and a bathroom. All amenities are close by including good road networks to larger towns. Viewing is highly advised to appreciate what this property has to offer and the scope for improvement to create a fantastic rural home.



### Directions

From our office proceed up Willow street and turn left at the crossroads onto Welsh Walls. Follow the road around and turn left at the T-Junction for the traffic lights. Turn Right at the traffic lights onto Morda Road and follow until you join the A483 to Welshpool. Turn left at the T junction and continue along for approximately a mile. At the Llynclys crossroads turn left and follow the road along where the driveway to the property will be found on the right hand side just before the bridge.

### Accommodation comprises

#### Porch

With a glazed porch and a door to the front, having an outside light and a door leading to the hall.

#### Hall



With doors leading to the lounge, bedrooms and bathroom and having a loft hatch.

#### Lounge 15'5" x 10'2" (4.71m x 3.11m)



With a window to the front and side and a tiled fireplace.

#### Dining room 10'11" 9'4" (3.35m 2.87m)



With a window to the side and a tiled fireplace.

#### Kitchen 11'6" x 9'1" (3.52m x 2.78m)



Having fitted base and wall units with work surfaces over, plumbing in place for a washing machine, window to the rear and side and a sink with a drainer.

#### Bedroom one 11'8" x 10'2" (3.56m x 3.12m)



With a window to the front and a built in storage cupboard with shelving.



### Bedroom two 10'9" x 8'2" (3.29m x 2.49m )



Having a window to the side.

### Bedroom three 6'8" x 7'6" (2.05m x 2.30m )

Having a window to the rear.

### Bathroom 6'0" x 5'5" (1.83m x 1.66m )

With a W/C, wash hand basin, bath with a shower over and a window to the rear.

### Front of the Property



### Front garden



A driveway from the road leads down to the property and around to the rear. The large gardens are laid to lawn with hedged boundaries and planted borders.

### Additional photo



### Additional photo



### Additional photo





Additional photo



Additional photo



Additional photo



Rear garden



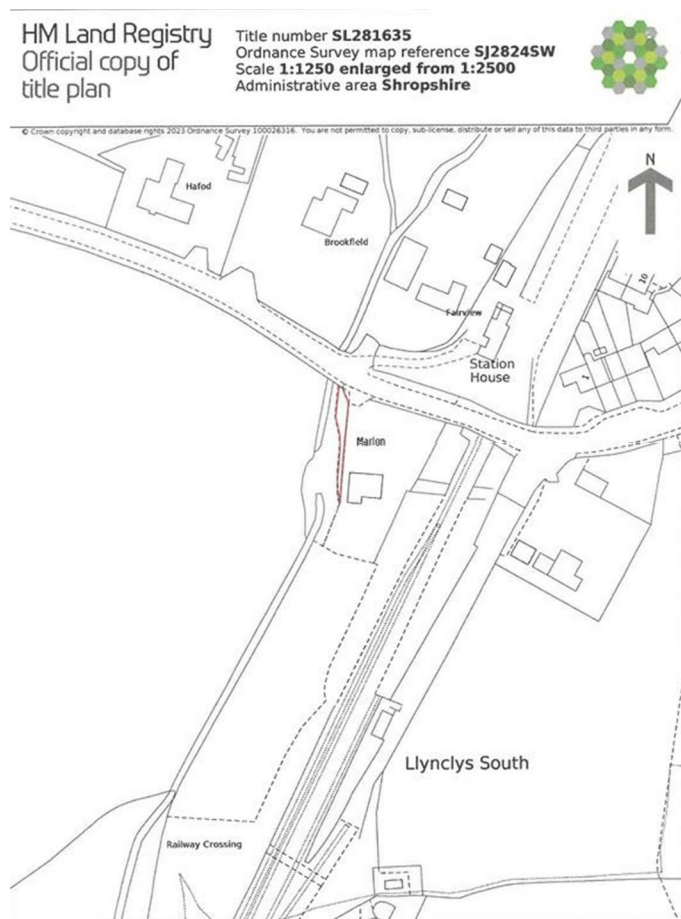
To the rear there is a further large area that is concreacted and is perfect for a patio with trees surrounding, shed and hedged boundaries. An ideal space to create an extension on the property to create further living space.

Additional photo

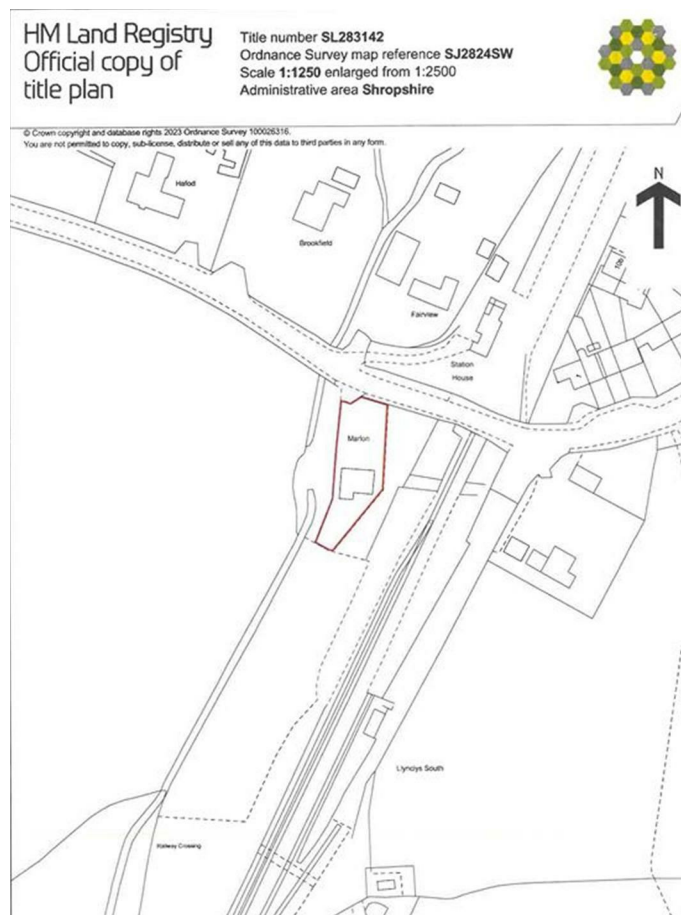




## Land Plan One



## Land Plan Two



## 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 Shropshire County Council and we believe the property to be in Band C.

## 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

We offer a FREE valuation/market appraisal service from a trained representative with strong market

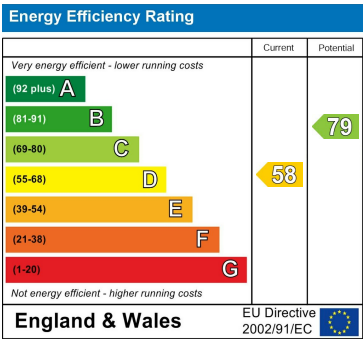
knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

Floor Plan

Area Map



Energy Efficiency Graph



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