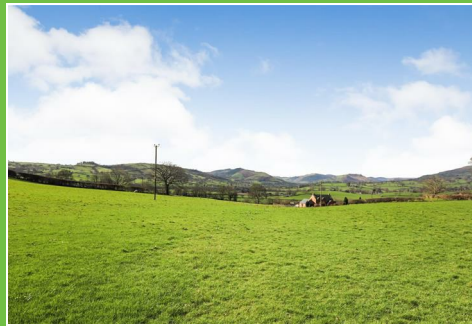


# Town & Country

Estate & Letting Agents



## Cefn Glanirwch Cottage , Llanrhaeadr Ym, SY10 0DR

**Offers Around £415,000**

Town and Country Oswestry offer this truly stunning detached country cottage with breath taking views in all directions. The property has been beautifully maintained by the present owners to provide a comfortable family home yet retaining a lot of its original character, features and charm. Located in a rural, elevated position just a short drive from the popular and pretty village of Llanrhaeadr the property is perfect for those wanting a rural retreat with a stunning position and far reaching views of the rolling countryside. There are three bedrooms, spacious living accommodation, extensive parking and a purpose built workshop. A must see property in a lovely location!!

## Directions

From Oswestry join the A483 travelling towards Welshpool. At the Llynclys crossroads, by the White Lion public house, turn right onto the A495 and continue along where the road becomes the B4396, passing through the villages of Llanyblodwel, Penybont L.E., Llangedwyn and Pentrefelin. After passing the Tanat Valley bus depot on the left take the second turning by the white railings. Follow the lane along for approximately a mile where the property will be found on the right hand side.

## Accommodation Comprises

### Porch

The entrance porch has a quarry tiled floor, small bench seat, outside lighting and a door leading into the property.

### Lounge 17'10" x 14'10" (5.44m x 4.54m)



The good sized lounge has many of the original features with an exposed stone wall, windows to the front and side taking in the rural far reaching views, feature stone inglenook fireplace with an inset Jotul log burning stove on a slate hearth with a beam over, the original beamed ceiling with meat hooks still in place, tiled flooring, tv point, telephone point and the original staircase leading to the first floor with storage cupboard beneath. A door also leads through to the kitchen.

### Additional Photo



## Fireplace



## Log Burning Stove



### Kitchen/ Breakfast Room 21'11" x 7'4" (6.69m x 2.26m)



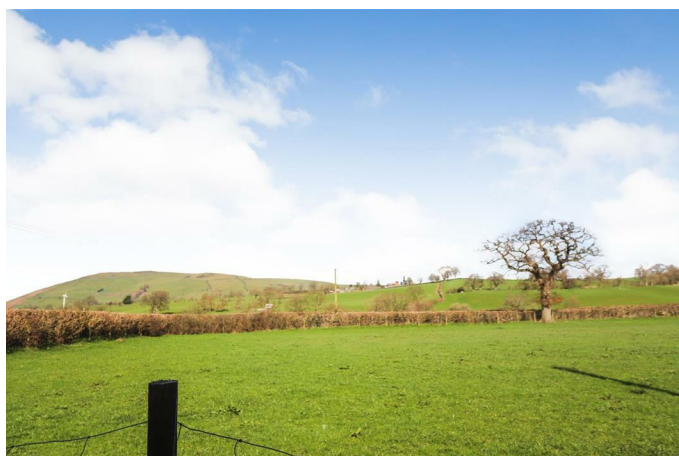
The well appointed kitchen is fitted with a good range of wood fronted base and wall units with contrasting work surfaces over, part tiled walls, sink unit with a mixer tap over, two windows to the rear taking in the views of the far reaching hillside and mountains, Hotpoint electric double oven, ceramic hob, integrated extractor fan, plumbing for a washing machine, space for a fridge/ freezer, a glazed door leading through to the conservatory, radiator, tiled flooring, floor mounted oil fired boiler,

loft hatch and doors leading to the sitting room and the bathroom.

### Additional Photo



### Views From The Kitchen



### Family Bathroom 8'5" x 8'3" (2.57m x 2.52m)



The family bathroom is fitted with a white suite comprising a panel bath with a tiled surround, wash hand basin, low level w.c., a window to the side, slate tiled flooring, heated towel rail and an extractor fan.

### Sitting Room 14'3" x 10'9" (4.36m x 3.30m)



A very versatile reception room having a window to the front and French doors opening onto the conservatory. Having tiled flooring, radiator, exposed stone walling, beamed ceiling and wall lighting.

### Conservatory 22'10" x 9'6" (6.96m x 2.92m)

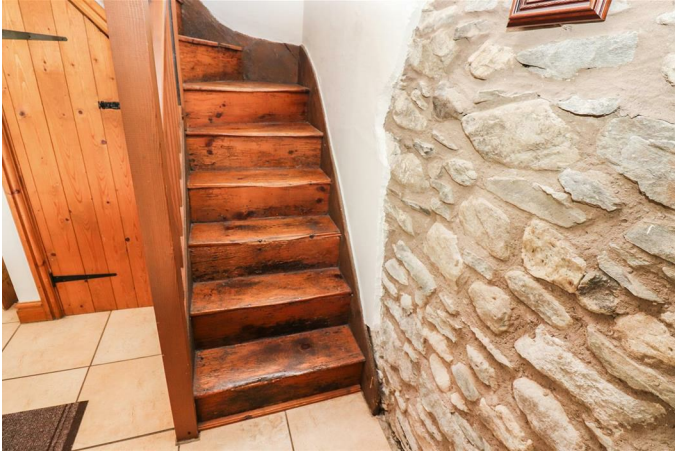


A superb addition to the property by the present owners having vinyl flooring, a dwarf style wall and French doors onto the garden and taking in the views over Craig Orllwyn Hill and the surrounding rolling countryside.

### Additional Photo

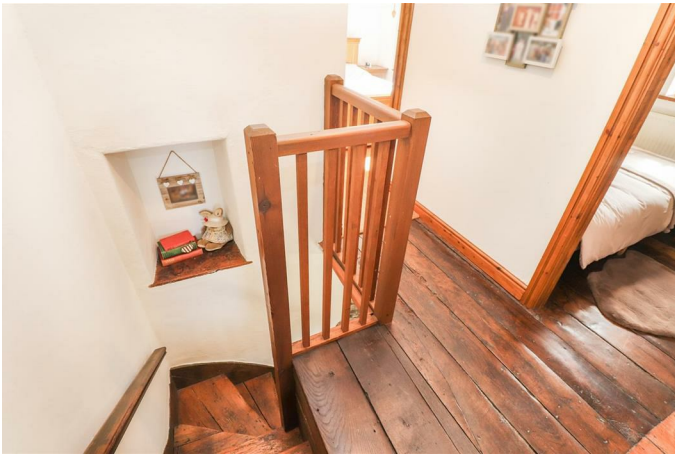


### Staircase To The First Floor



The original staircase is still in place and leads to the first floor with wooden bannister and treads.

### First Floor Landing



The first floor landing has the original wide floorboards, wooden bannister, ceiling timbers and pretty cottage doors with latch handles leading to the bedrooms.

### Bedroom Two 14'11" x 10'5" (4.56m x 3.20m)

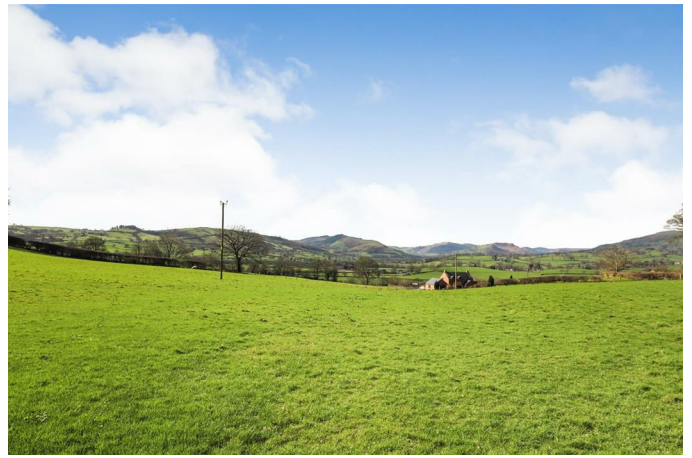


A great sized double bedroom having windows to the front and the side taking in the views over the Tanat valley. original wide floorboards, vaulted ceiling with ceiling timbers, original cast iron feature fireplace, built in double wardrobe within the alcove and a radiator.

### Additional Photo



### Views From The Bedroom



### Bedroom Three/Craft Room/Office Space 7'6" x 6'4" (2.29m x 1.95m)



Currently used a single third bedroom by the vendors, this space is very versatile and can be used as an office space for those who work from home or a craft room. Having a vaulted ceiling, radiator, a window to the front, the original exposed floorboards and ceiling timbers.

### Bedroom One 11'0" x 10'7" (3.37m x 3.23m)

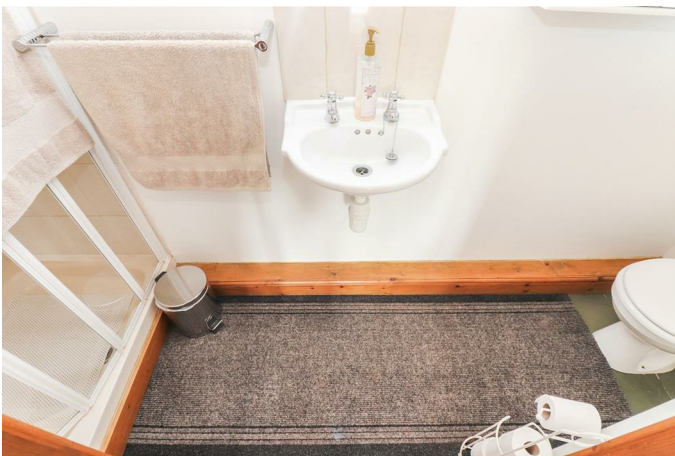


The main bedroom has a window to the front and the side taking in the magnificent views, radiator, engineered oak flooring, two double mirror fronted wardrobes and a door leading through to the en suite.

### Additional Photo



### En Suite Bathroom



The en suite bathroom is fitted with a shower cubicle with mains powered shower, a wall hung wash hand basin, low level w.c. a window to the side, spotlighting, slate effect flooring, part tiled walls, radiator and an extractor fan.

### To The Outside



The property is accessed from the lane through two timber gates that lead onto the property,

### Driveway



There is an extensive gravelled parking area for several vehicles with new fence boundaries to the front of the property.

### Additional Photo



### Outbuilding 22'11" x 11'1" (7.00m x 3.39m)



The purpose built outbuilding is a fantastic space for a workshop with double doors, a window, power and lighting. A very versatile space for a number of uses. There is also a timber log store and storage space to the side. A timber gate at the side of the house gives access to the rear garden.

### Rear Gardens



The gardens are another great feature of this lovely home enjoying a stunning backdrop of the far reaching countryside in all directions. There is a gravelled pathway running around the conservatory with extensive lawned gardens, two patio areas, a shed and summerhouse and planted flower beds.

### Additional Photo



### Views From The Garden



### Additional Photo



### Additional Photo



## Views From The Side



### 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.

### Additional information from the vendor

The vendor informs us that super fast fibre band has been installed outside of the property 24/07/24

### 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.

### To Book a Viewing

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

### 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 E.

## Services

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

### 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.

### Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

### 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.

# Floor Plan

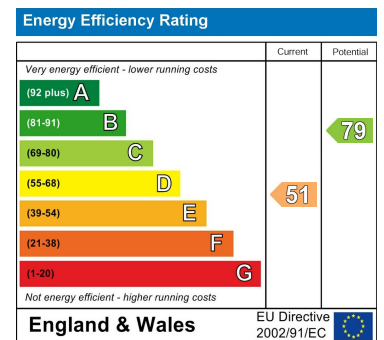


Total area: approx. 146.2 sq. metres (1573.6 sq. feet)

# Area Map



# Energy Efficiency Graph



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