

# Town & Country

Estate & Letting Agents



**Rhiwarth Cottage , Llangynog, SY10 0HL**

**Asking Price £405,000**

Town and Country Oswestry offer this truly delightful country cottage in the heart of the stunning Tanat Valley with far reaching views and set within pretty gardens and grounds having the benefit of a fully set up detached annexe within the grounds. The property has been lovingly maintained by the present owners and offers spacious, character accommodation with three bedrooms and good sized reception rooms. The annexe has an open plan living room/ kitchen along with a bedroom and en suite. Llangynog offers a fantastic location for those wanting to settle in the countryside whilst amenities are within a short drive away.



## Directions

From Oswestry 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 entering the village of Llangynog go past The New Inn on your right and continue forward where the property will be found on the edge of the village on your right hand side before the climb up towards the Berwyn mountains. Take the first turning on the right past the caravan park and then turn right again where the property will be identified by our For Sale board on the right after approximately 50 metres.

## Accommodation Comprises

### Location



### Hallway

The hallway has a slate flagged floor, a window to the side and the rear, a stable door leading to the outside and a glazed door leading into the kitchen.

### Kitchen 13'0" x 8'1" (3.98m x 2.47m)



The well appointed kitchen has a range of base and wall units with work surfaces over, radiator, slate flagged floor, part tiled walls, the original beamed

ceiling, integrated fridge, integrated freezer and dishwasher, stainless steel sink with a mixer tap over, electric oven, ceramic hob, extractor fan and a window to the side. A glazed door leads through to the sitting room.

### Sitting/ Dining Room 12'9" x 12'5" (3.89m x 3.81m)



The cosy sitting room has a window to the rear, oak flooring, the original beamed ceiling, stone fireplace with an Acefire log burning stove inset with a slate hearth, radiator, wall lighting, and glazed doors to the study and the lounge.

### Additional Photo





**Lounge 13'11" x 13'7" (4.25m x 4.16m)**



A lovely bright room having windows to both sides along with French doors opening onto the garden, oak flooring, spotlighting, three radiators and wall lighting.

**Study 12'1" x 7'6" (3.69m x 2.29m)**



The study area has a window to the rear and a rooflight, oak flooring, cloaks cupboard, wall lights and doors leading to the bathroom and the staircase.

**Family Bathroom**



The family bathroom has a P shaped bath with a curved screen, a mains powered shower over, low level w.c. ,wash hand basin on a vanity unit with a

mixer tap over, fully tiled walls, tiled flooring, heated towel rail, radiator and a shaving light.

**First Floor Landing**

The first floor landing leads to the three bedrooms and has a loft hatch giving access to the loft.

**Bedroom Three 13'1" x 11'7" (3.99m x 3.55m)**



A good sized double bedroom having a window to the front, two windows to the rear, radiator, wall lighting, oak flooring and a range of fitted wardrobes providing good storage.

**Bedroom Two 13'8" x 10'0" (4.19m x 3.05m )**



Another good sized double bedroom with two windows to the front, radiator, beamed ceiling, wall lighting, oak flooring, a built in wardrobe and a built in seat.



### Bedroom One 13'5" x 11'8" (4.11m x 3.56m )



The main double bedroom has a window to the rear and the side, radiator, a range of fitted wardrobes offering good storage, access to a loft space and a door leading to the en suite.

### En Suite



The en suite has a window to the front, low level w.c. ,wash hand basin on a vanity unit with a mixer tap over, shower cubicle, fully tiled walls, heated towel rail, spotlighting, extractor fan and a tiled floor.

### The Annexe



The annexe is located across the driveway from the property and offers further superb living accommodation that has been finished to a good standard. A very versatile space ideal for relative or for generating an income through B&B.

### Additional Photo



### Open Plan Lounge/ Kitchen 12'6" x 12'2" (3.82m x 3.72m)



The open plan lounge/ kitchen has three windows and a part glazed door to the driveway, radiator, wood flooring, spotlighting, fitted base and wall units with work surfaces over, electric oven, gas hob, extractor fan, double bowl sink with a mixer tap over, part tiled walls and a wall mounted boiler. A door leads through to the bedroom.

### Bedroom 9'6" x 8'11" (2.92m x 2.72m )



The double bedroom has a window to the rear, wood flooring, spotlighting, radiator and a door leading to the en suite.



## Second En Suite

The en suite has a window, radiator, fully tiled walls, wash hand basin, low level w.c., shower cubicle with mains powered shower, tiled floor and spotlighting.

## To The Outside



The property is accessed through two timber farm gates onto the driveway. There is a patio area to the left hand side with stunning far reaching views and a pathway with shrubbed flower beds to the right leading up to the lane.

## Driveway and Garage 18'0" x 12'3" (5.49m x 3.75m)



The driveway leads down to the property with parking and turning space for several vehicles. The garage has a window to the side, up and over door, power and lighting.

## Gardens



The gardens are another notable feature of this lovely property with a purpose built outbuilding to the side of the annexe measuring approx. 8ft x 6ft along with two open fronted wood stores. There is a further wood store behind the garage and a pergola that leads onto the main gardens. The large gardens sweep around the property with a paved patio off the lounge providing a great place to sit and entertain. The gardens are mainly lawned with well stocked planted flower beds and borders with privacy hedging to the boundaries.

## Additional Photo



## Additional Photo





### Additional Photo



### Additional Photo



### Summerhouse 12'10" x 12'3" (3.93m x 3.74m)



The summerhouse is located to the side of the property and is accessed up stone steps leading to a decked seating area and the veranda. The Summerhouse has power and lighting and takes in the stunning Tanat Valley scenery. The gardens run around the rear of the cottage with further planted beds and pretty shrubs.

### Additional Photo



### Additional Photo



### Solar Panels

The property also benefits from the addition of 16 solar panels which are situated on the roof of the annexe and which provide electricity for the entire property.

### 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, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

### 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/leasehold, 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 C.

### **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

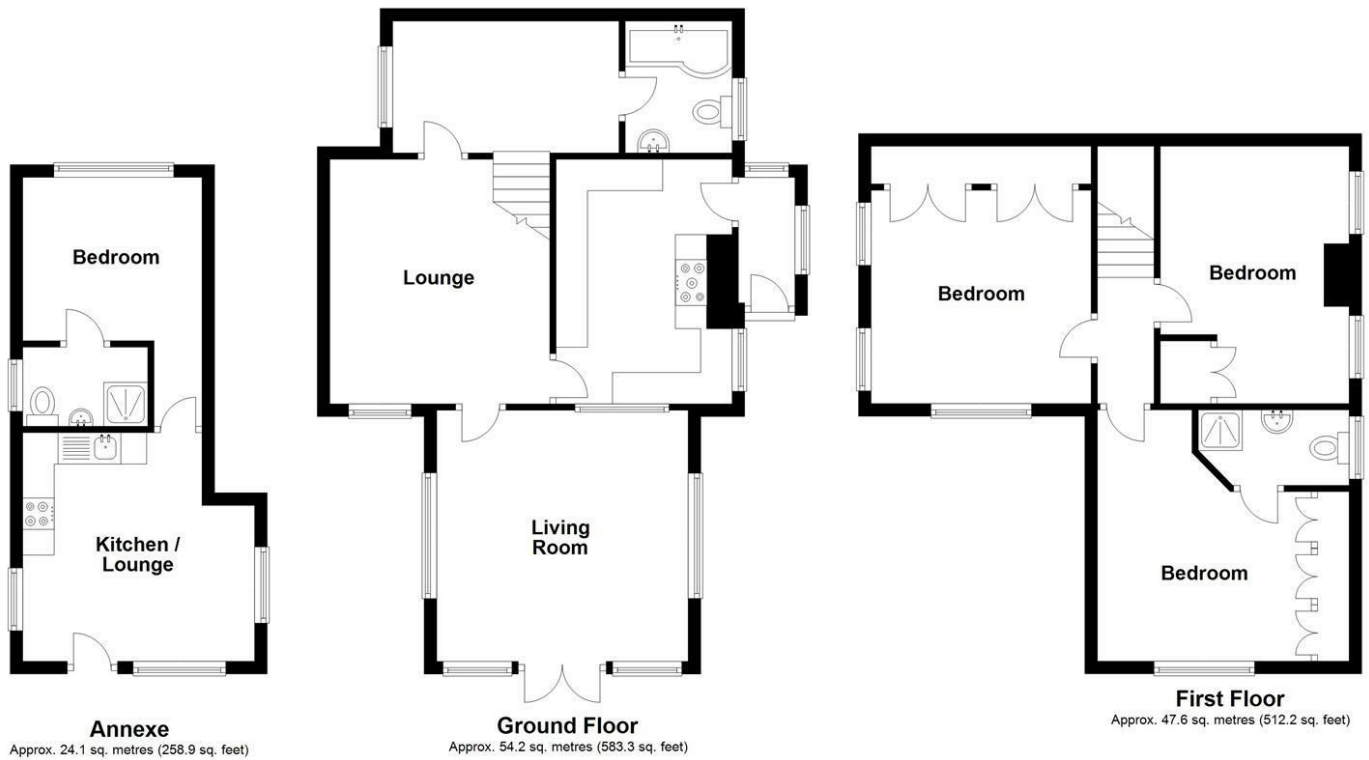
### **Additional Information**

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.

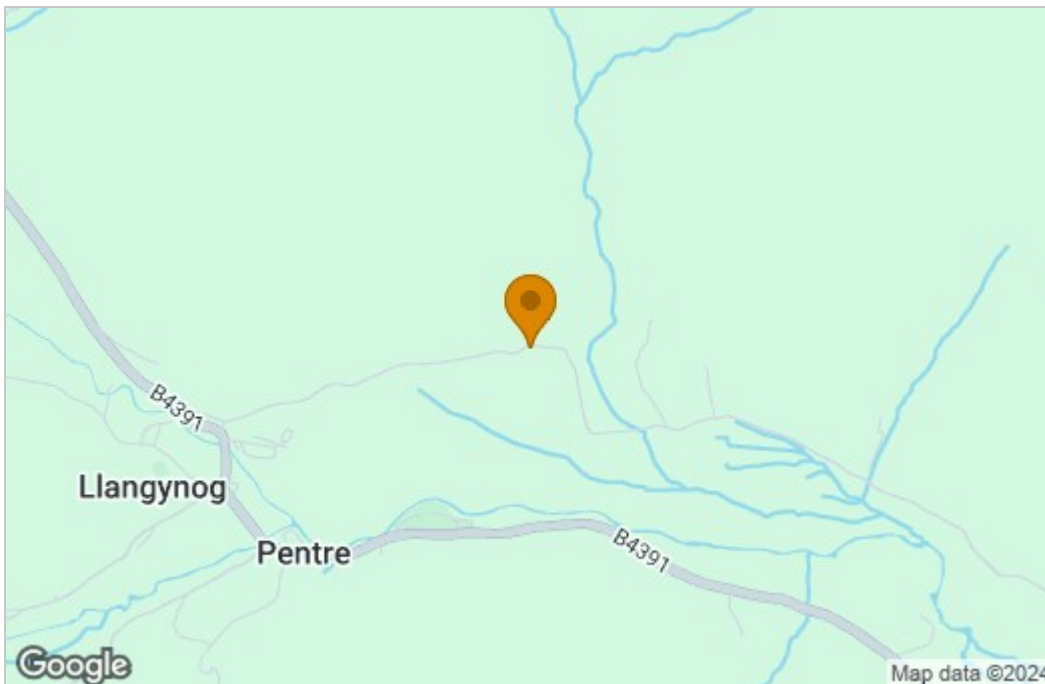


## Floor Plan

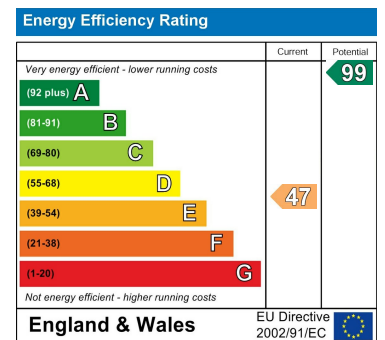


Total area: approx. 125.8 sq. metres (1354.3 sq. feet)

## Area Map



## Energy Efficiency Graph



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