

# Town & Country

Estate & Letting Agents



**5 Pen Y Maes, Llanfechain, SY22 6XL**

**Offers In The Region Of £185,000**

5 Pen Y Maes. We are acting in the sale of the above property and have received an offer of £185,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

WITH NO CHAIN!! Town and Country Oswestry offer this modern two bedroom semi detached bungalow set in a quiet position in the pretty village of Llanfechain. The property has a lounge, modern kitchen, two bedrooms, accessible shower room, large conservatory, single garage, driveway and front and rear gardens. The property also has central heating and is double glazed throughout. Llanfechain is ideal for those wanting a rural village location having a small village shop, public house and good road links connecting it to larger towns and cities.

## Directions

From our Willow Street office, proceed out of town before turning left onto Welsh Walls. Follow the road round and turn left and proceed to the traffic lights. At the lights turn right and head towards Morda. Proceed through the village and turn right upon reaching the bypass. Continue along before turning right at the crossroads at Llynclys. Follow the road along until reaching a turning on the left signposted for Llansantffraid. Proceed into Llansantffraid and continue straight over the roundabout. Proceed along and turn right signposted Llanfyllin. Follow the road to Llanfechain and turn right onto Maes Derw then left into Pen Y Maes where the property will be found on the right hand side.

## Accommodation Comprises

### Hallway

The hallway has wood flooring, a radiator, loft hatch, airing cupboard with tank and doors leading to all the rooms.

### Bedroom One 11'0" x 8'10" (3.37m x 2.71m)



The double bedroom is fitted with a range of built in wardrobes, radiator and a window to the front.

### Lounge 18'10" x 9'11" (5.76m x 3.03m)



The good sized lounge has a square bay window to the front, radiator, coved ceiling, wall lighting and an electric fire.

### Shower Room 7'2" x 5'6" (2.19m x 1.69m)



The adapted shower room has a step in shower/bath with a mixer tap and shower head over, radiator, wash hand basin and w.c, on a vanity unit with mixer taps over, tiled flooring, fully tiled walls and a window to the side.

**Bedroom Two 9'8" x 8'6" (2.97m x 2.60m)**



The second bedroom has a window to the rear, radiator and a built in wardrobe.

**Kitchen 11'4" x 9'1" (3.47m x 2.77m)**



The modern kitchen is fitted with a range of base and wall units with work surfaces over, electric oven, electric hob, chimney style extractor fan, space for a fridge, plumbing for a washing machine, ceramic one and a half bowl sink with a mixer tap over, tiled flooring, part tiled walls, radiator, a window to the rear and a glazed door leading to the conservatory.

**Conservatory 12'0" x 9'0" (3.66m x 2.75m)**



The conservatory has a tiled floor, electric wall heater, wall lighting, dwarf wall and doors leading out to the garden.

**Front Gardens**

To the front of the property the garden is lawned. There is also a driveway to the side that leads to a carport and the garage.

**Single Garage 17'0" x 8'11" (5.20m x 2.73m)**

The garage has an up and over door, power and lighting, oil fired boiler, door to the side and useful eaves storage.

**Rear Gardens**



The rear gardens have a patio area with tow sheds, greenhouse and lawned and shrubbed gardens enclosed by fence panelling.

## Additional Photo



## 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.

## 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 D.

## 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

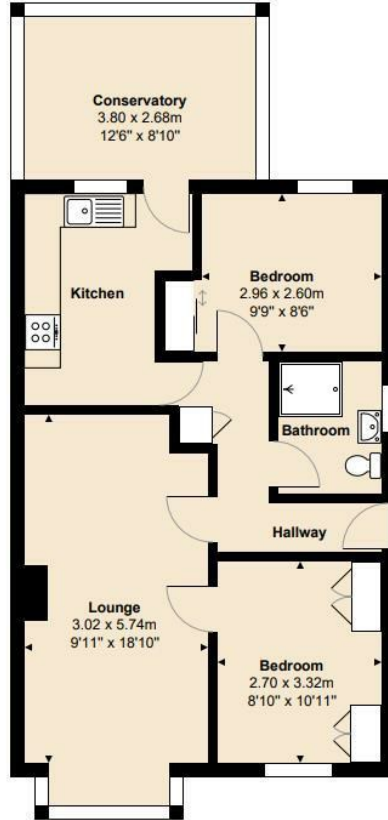
## Additional Information

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

5, Pen-y-maes, Llanfechain, SY22 6XL



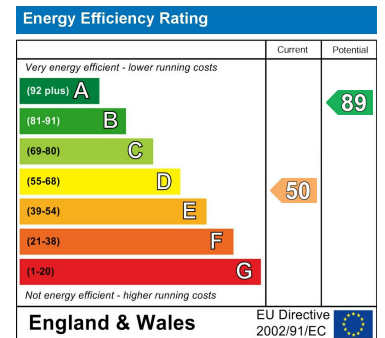
Total Area: 67.6 m<sup>2</sup> ... 728 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Area Map



## Energy Efficiency Graph



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 must 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.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk