

# Town & Country

Estate & Letting Agents



**2 Cambria Terrace , Llansantffraid, SY22 6AF**

**£185,000**

Town and Country Oswestry offer this well maintained period double fronted cottage style property dating back to 1868. The property offers spacious, character accommodation with two reception rooms, kitchen/ dining room, three bedrooms and a family bathroom. Externally the garden is a fantastic feature and is 110ft in length providing great space outdoors. Llansantffraid has all amenities close at hand including shops, schools and good road links.



## 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 until observing the property on the left hand side of the road.

## Accommodation Comprises



## Lounge 11'11" x 10'11" (3.65m x 3.33m)



The cosy lounge has a window to the front, a part glazed door to the front, solid oak flooring, inset log burning stove (operating the hot water and central heating) with a wooden mantle and surround, quarry tiled hearth and doors leading to the kitchen and the sitting room.

## Additional Photo



## Sitting Room 11'11" x 10'11" (3.65m x 3.33m)



The second reception room has a window to the front, radiator, open fireplace with a beam over, tiled hearth and an electric fire inset.

## Kitchen/ Dining Room 22'4" x 7'10" (6.82m x 2.41m)



The well appointed kitchen is fitted with a good range of base and wall units with work surfaces over, built in electric oven, ceramic hob, chimney style extractor fan over, stainless steel one and a half bowl sink with a mixer tap over, plumbing for a washing machine and a dishwasher, space for a fridge/ freezer, part tiled walls, laminate flooring and a window to the rear.



### Additional Photo



The dining area has vinyl flooring, a window and part glazed door to the rear, radiator and a staircase leading to the first floor.

### Additional Photo



### First Floor Landing

Having a loft hatch, built in linen cupboard with the hot water tank and doors leading to the bedrooms and the family bathroom.

### Family Bathroom



The family bathroom is fitted with a panelled bath with a newly fitted Triton electric shower, wash hand basin on a vanity unit with a mixer tap over, low level

w.c., fully tiled walls, heated towel rail, vinyl flooring and a window to the rear.

### Bedroom One 11'11" x 11'3" (3.65m x 3.45m)



The main double bedroom has a window to the front and a radiator.

### Bedroom Two 11'11" x 11'3" (3.65m x 3.45m)



The second double bedroom has a window to the front and a radiator.

### Bedroom Three 7'11" x 7'10" (2.43m x 2.41m)



The third bedroom has a window to the rear and a radiator.



### To The Rear



The rear garden is a particular feature of the property and extends to approximately 110ft in length. There is a paved patio with log store, shed, outside tap and power point. There are long lawned gardens beyond with further shed and workshop (12ft x 12ft) and dog kennel. The garden is fully enclosed by fence panelling with gated access making it ideal for children and pets.

### Additional Photo



### Additional Photo



### Additional Photo



### 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.com), [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 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**

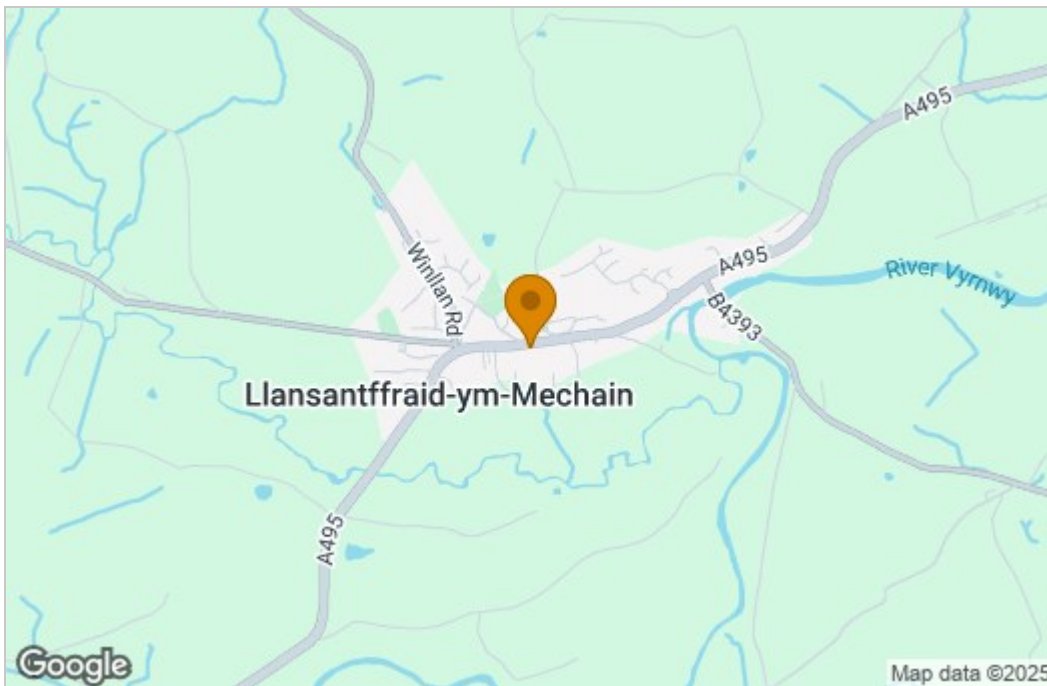
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended 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 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.

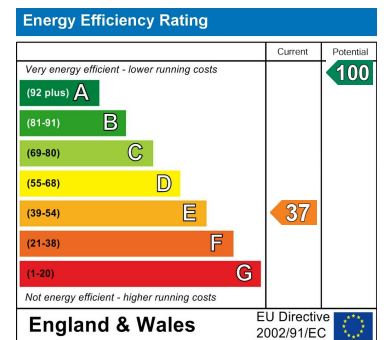


## Floor Plan

## Area Map



## Energy Efficiency Graph



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