

Town & Country

Estate & Letting Agents



11 Maes Yr Afon, Llanrhaeadr Ym Mochnant, SY10 0LN

Offers In The Region Of £289,950

Town and Country Oswestry offer this truly stunning three bedroom extended family home set in the pretty village of Llanrhaeadr in the heart of the Tanat Valley. The property has been maintained and improved to a very high standard with three good sized bedrooms, lounge, luxury family bathroom, utility and a fantastic kitchen/ dining/ family room. There is off road parking for several cars along with a low maintenance, private rear garden. Llanrhaeadr has a thriving community and a real village feel with shops, public houses, butchers and primary school. A viewing is a must to appreciate this lovely property.

Directions

From Oswestry proceed out of town on Upper Brook Street, continuing along through the villages of Trefonen, Treflach and Nantmawr. Turn right onto the B4396 and proceed through Llangedwyn. At the roundabout junction continue onto the B4580 towards Llanrhaeadr ym Mochnant. Continue into the village and turn left onto Maes Yr Afon where the property will be found on the left hand side.

Accommodation Comprises

Hallway



The hallway has a window to the front, stairs leading to the first floor with concealed LED lighting, wood flooring and a door leading through to the lounge.

Lounge 18'3" x 13'0" (5.58m x 3.97m)



The good sized lounge has two windows to the front, two radiators, coved ceiling and a focal log burning stove with a marble hearth. A door leads through to the kitchen.

Additional Photo



Kitchen/ Dining/ Family Room 21'7" x 21'7" (6.60m x 6.58m)



The kitchen/ dining/ family room is an absolutely

fantastic space having lots of space to entertain and dine linking the garden with the house. The kitchen is fitted with a good range of base and wall units in gloss cream with contrasting work tops and upstands over, space for an American fridge, Leisure range double cooker with a glass splashback and large Rangemaster extractor fan over, plumbing for a dishwasher, one and a half bowl sink with a mixer tap over, tiled flooring and spotlighting. The family area has fantastic bi fold doors opening onto the garden, two velux windows letting in lots of natural light and under floor heating. A door leads through to the utility and the under stairs cupboard.

Additional Photo



Additional Photo



Additional Photo



Utility Room 11'4" x 7'0" (3.46m x 2.15m)

The utility has a window to the side and a part glazed door to the side, fitted units with work surfaces over, tiled flooring with underfloor heating, plumbing for a washing machine and a Worcester boiler.

Cloakroom

The cloakroom has a wash hand basin on a vanity unit with a mixer tap over, low level w.c., tiled flooring and an extractor fan.

First Floor Landing

The first floor landing gives access to the bedrooms and the bathroom, loft hatch giving access to a boarded loft that has two velux windows and would lend itself to conversion (subject to planning).

Bedroom Two 11'7" x 8'1" (3.55m x 2.47m)



The second double bedroom has two windows to the rear, radiator and a range of fitted wardrobes offering good storage.

Bedroom One 11'6" x 10'5" (3.52m x 3.19m)



A double bedroom having a window to the front, radiator and a built in wardrobe.

Bedroom Three 11'3" x 7'5" (3.44m x 2.28m)



The third bedroom has a window to the front, radiator and a tv point.

Luxury Bathroom 16'7" x 7'5" (5.06m x 2.27m)



The luxurious bathroom is beautifully appointed having a double shower cubicle with a mains

powered shower and two shower heads, spotlighting, a wash hand basin on a modern vanity unit with a mixer tap over, shaver point, low level w.c. ,a large oval deep bath with central mixer taps and shower head, tiled flooring with underfloor heating, heated towel rail and a window to the rear.

Additional Photo



To The Front



To the front of the property there is off road parking for five vehicles. A pathway leads down the side to a gate giving access to the rear garden.

Rear Gardens



The rear garden is another great feature of this property having a large paved area ideal for entertaining. There are shrubbed borders, purpose built shed/ workshop and fencing making the garden very private.

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, 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, 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

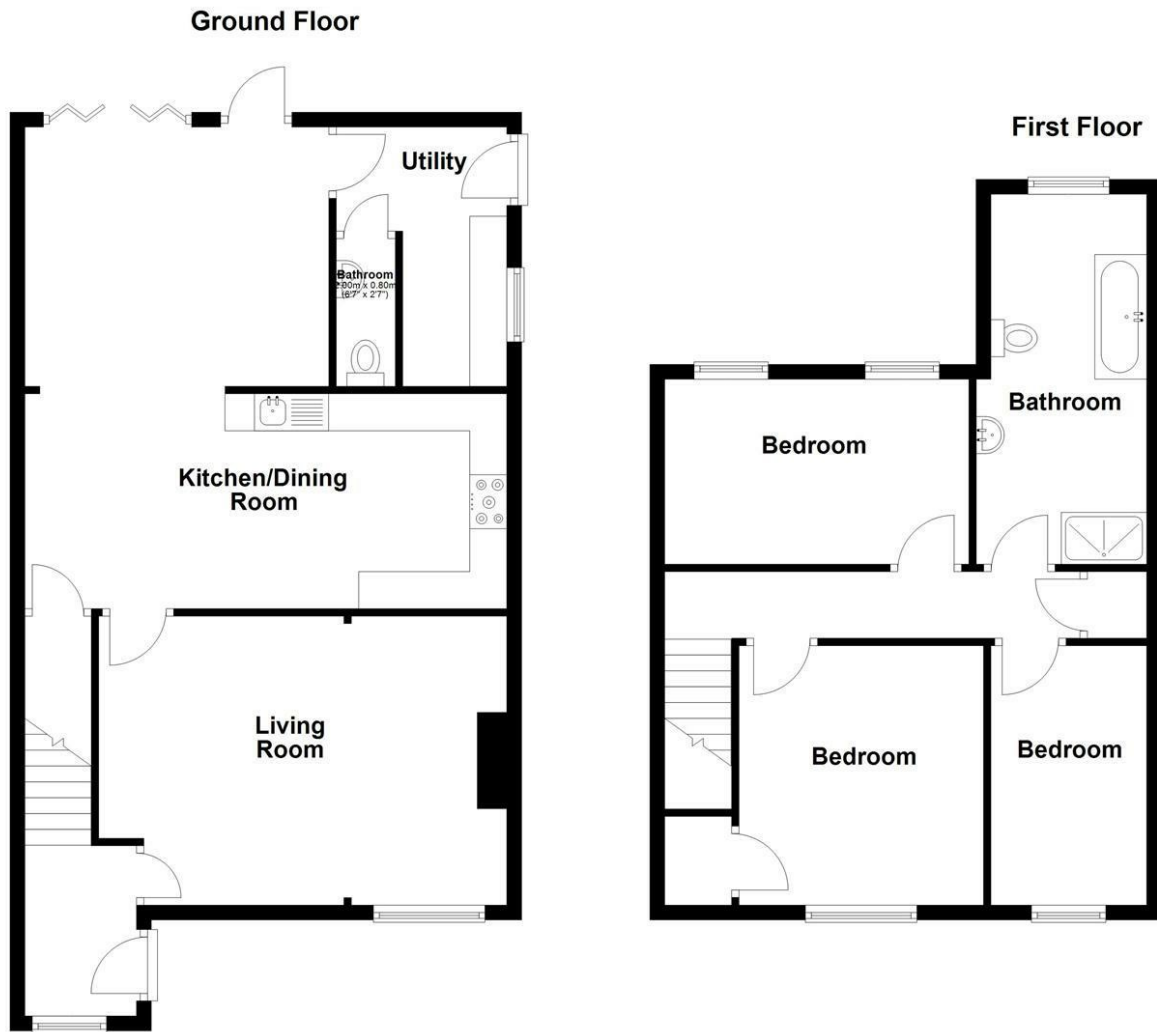
Saturday: 9.00am to 4.00pm

Additional Information

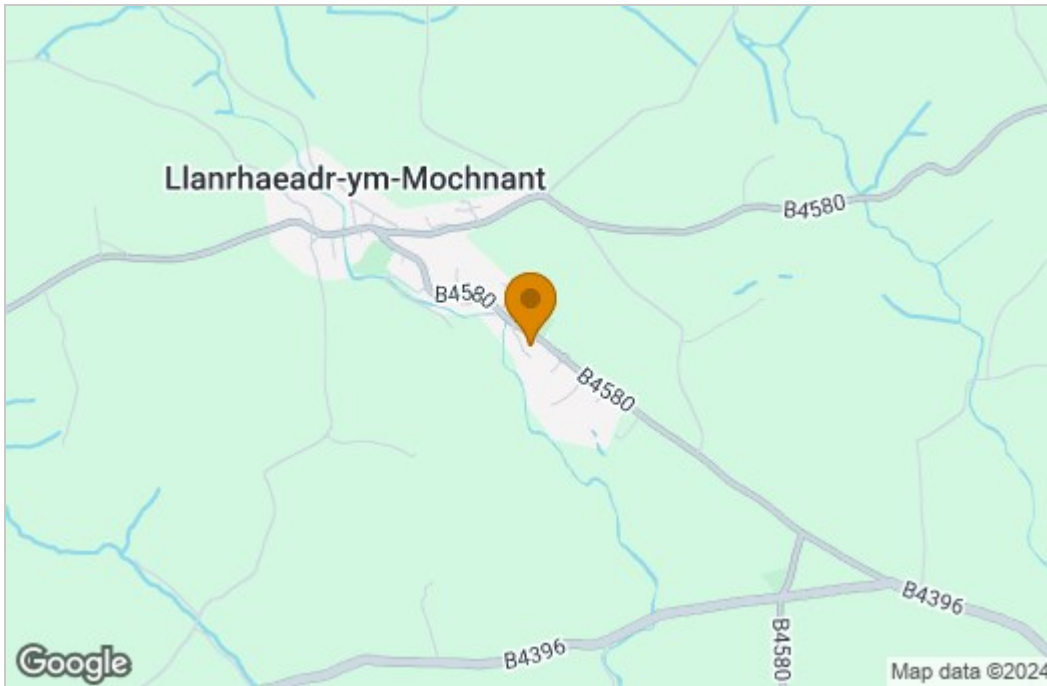
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

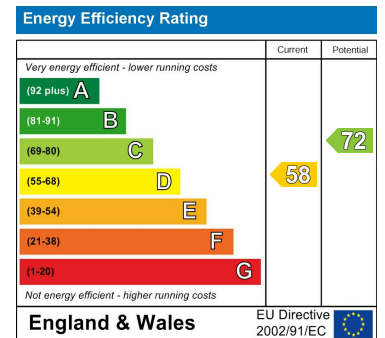
Floor Plan



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