

Town & Country

Estate & Letting Agents



9 Maes Y Dre, Llanfyllin, SY22 5BH

£850 Per Month

AVAILABLE NOVEMBER Town and Country Oswestry are pleased to offer this Spacious FOUR BEDROOM Semi-Detached Family Home located in the small market town of Llanfyllin with a variety of Shops, Public Houses, Primary, Junior and High Schools, Leisure Centre, Library, Doctor and Dentist Surgery. All rentals require one months rent in advance and one months security deposit. All deposits are held within the Deposit Protection Service (Custodial)

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. Follow through Llansantffraid, turning right towards Llanfyllin just after the Red Lion Hotel. After approx 3 miles pass through the village off Llanfechain and turn right at the junction (approx. 1 mile after the village) towards Llanfyllin. On entering Llanfyllin take the first turning left onto Maes Y Dre and the house will be found on the left.

Accommodation Comprises

Hallway

With vinyl flooring, part glazed door to the front, radiator, cupboard off with a window to the front and stairs leading to the first floor.

Lounge 19'2" x 10'10" (5.85 x 3.29)



Having a window to the front and a window to the rear and a radiator.

Shower Room

With a window to the rear, walk-in shower, wash hand basin, WC., vinyl flooring, extractor fan and a radiator.

Kitchen/Diner 8'11" x 15'9" (2.73 x 4.81)



Having base and wall units with integrated cooker, hob and extractor fan, single stainless steel drainer sink, part tiled walls, window to the front, part glazed door to the rear, vinyl flooring and a radiator.

Additional photo

Landing

With loft access and a large airing cupboard.

Bedroom One 12'6" x 7'10" (3.82 x 2.38)



Having two windows to the rear and a picture rail.

Bedroom Two 10'10" x 7'8" (3.31 x 2.33)



With a window to the rear, built-in cupboard and a picture rail.

Bedroom Three 10'0" x 10'5" (3.04 x 3.17)



Having a window to the rear.

Bedroom Four 9'1" x 6'11" (2.78 x 2.11)



With a window to the front and a picture rail.

Family Bathroom



Having a modern three piece suite, window to the front, full tiled walls and a radiator.

Front Garden



A courtyard style garden with off road parking to the side.

Rear Garden



The rear garden has a concrete base, large workshop, side gate and enclosed by fencing.

Additional Photograph

Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 2.00

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

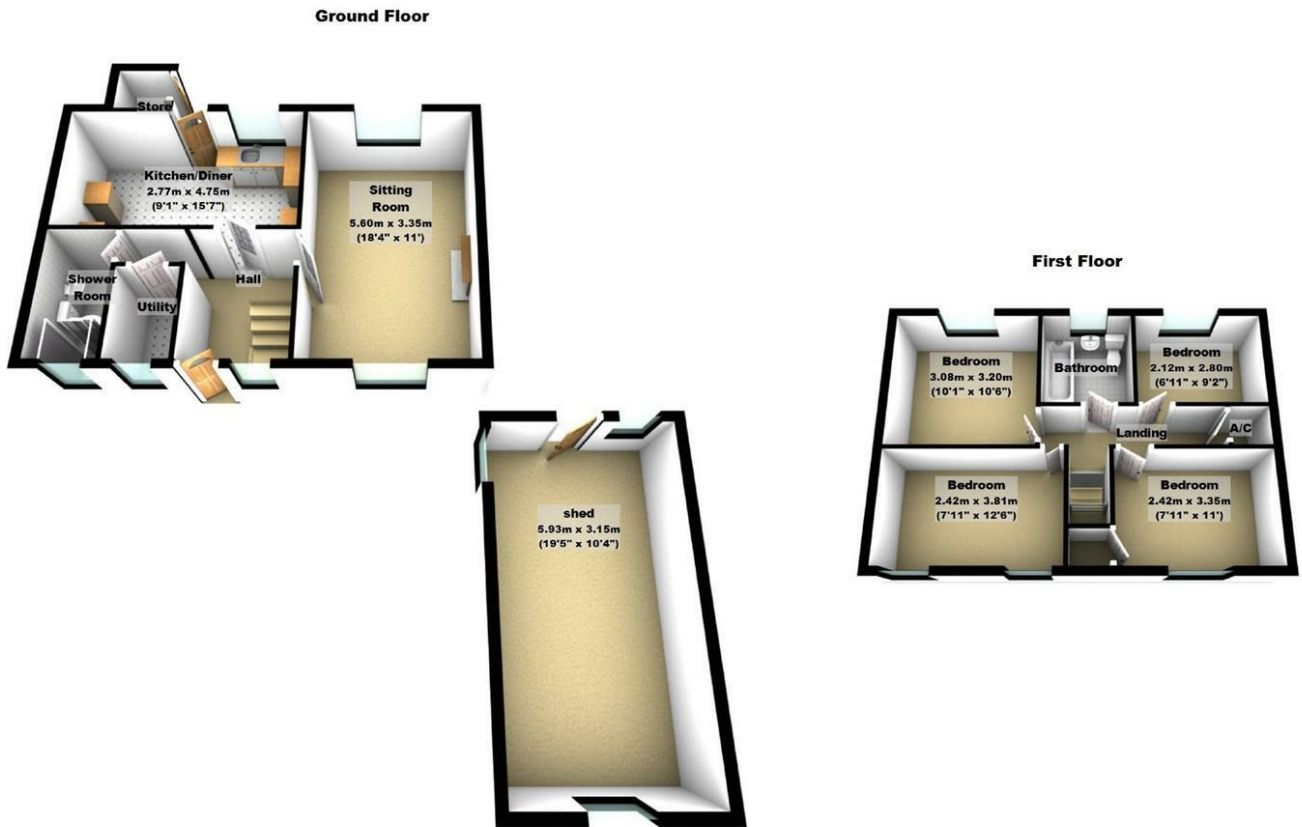
To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT. If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

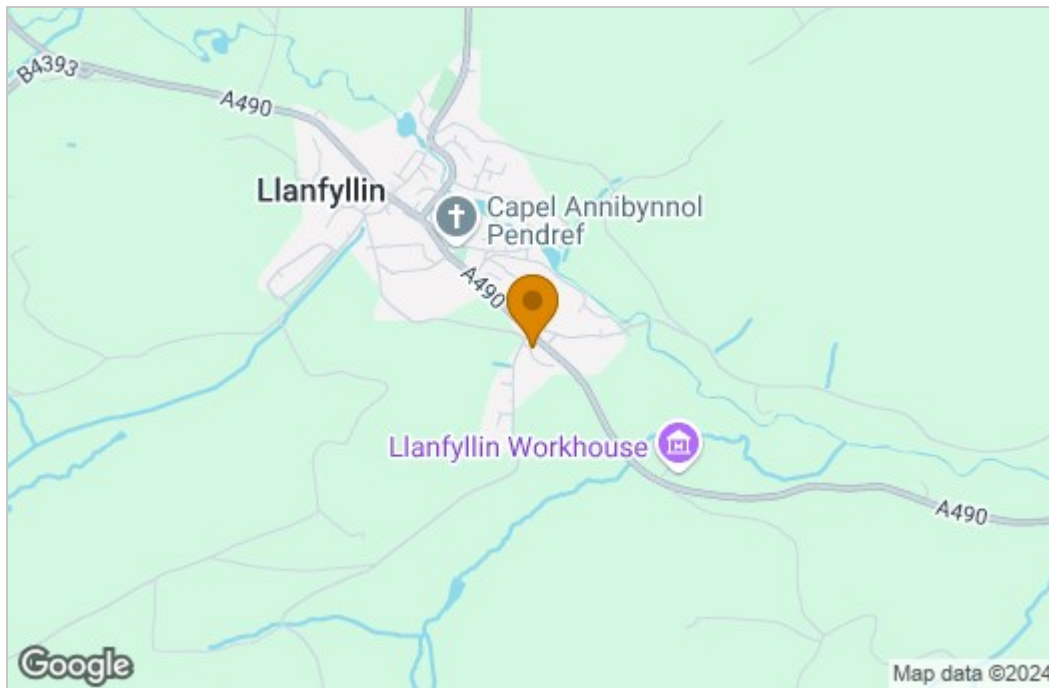
Services

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

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	1	1	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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