

Town & Country

Estate & Letting Agents



Ty'n-y-rhos , Llanfyllin, SY10 9LJ

Offers In The Region Of £395,000

Town and Country Oswestry are delighted to market this lovely detached 18th Century Cottage full of original character and charm. Located in Bwlch Y Ddar, the property enjoys a rural location yet is easily accessible to larger towns and road networks. There are four bedrooms along with very versatile attic space ideal for conversion. The living accommodation offers a lounge, dining room, kitchen/ breakfast room and family bathroom. To the outside there is an orchard, green house and vegetable gardens along with 1.7 acers of land and paddocks with bordering stream. A driveway leads through the fields to the house with good parking, garage and outbuildings. A STUNNING LOCATION AND A TRULY LOVELY CHARACTER HOME!!!

Directions



From our office proceed up Willow Street and turn left onto Welsh Walls. Follow the road around and turn right at the junction onto Upper Brook Street. Take this road out of town and continue for approximately 2 miles into the Village of Trefonen. Continue on this road through Treflach and Natmawr until you reach B4396 and turn right and stay on this road to Llangedwyn town. Turn left at the school and follow this lane until reaching Bwlch Y Ddar. Take a right at the top by the fork and follow the road down where the driveway will be found on the left (2nd gated drive).

Accommodation Comprises



Rear Porch

The rear porch has vinyl flooring and stable door leading to the hallway.

Hallway

The hallway has stairs leading up the first floor, stairs down to the two ground floor bedrooms and a part glazed door leading to the kitchen. The hallway also has a window to the rear and a window to the side.

Lower Hall

The lower hall has an understairs storage cupboard, beamed ceiling and doors to two bedrooms.

Bedroom Four 7'9" x 9'5" (2.37m x 2.88m)



This bedroom has a window to the front overlooking the garden and a beamed ceiling.

Bedroom Two 14'11" x 9'9" (4.57m x 2.99m)



A good sized double bedroom with a window to the front overlooking the garden and two windows to the side, beamed ceiling, a radiator and floorboards.

Lobby

The lobby leads to the kitchen, bathroom and the dining room.

Bathroom



The bathroom has a window to the side, W/C, and a panelled bath, With a wash hand basin, part tiled walls and tiled flooring. A heated towel rail and shower over the bath.

Kitchen/Breakfast room 14'11" x 12'7" (4.57m x 3.86m)



The bright kitchen/breakfast room has a window to the rear and a window to the side. With a good range of wall and base units with worktops over, the kitchen has display cabinets and tiled flooring with under floor heating and under unit lighting. There is an integrated dishwasher, a one and a half bowl ceramic sink and mixer taps, an eye level double electric oven, space for a fridge/freezer, plumbing for a washing machine and dryer, breakfast bar and a pantry off with shelving.

Additional Photo



Additional Photo



Dining Room 14'0" x 8'5" (4.28m x 2.57m)



The dining room has a window to the front overlooking the garden, vinyl flooring and a beamed ceiling. There is a Rayburn range(not in use) and electric radiator. A door leads through to the lounge.

Lounge 14'9" x 13'9" (4.52m x 4.20m)



The cosy, character lounge has a window to the front overlooking the garden and a part glazed door leading to the front porch. There is quarry tiled floor and beamed ceiling with structural timbers, a window to the rear and a beautiful large inglenook fireplace with a log burner stove inset and a large beam over with exposed stone back.

Additional Photo



Porch

The porch has a part glazed door to the front of the property and windows to the side.

Landing



The Landing has stripped floorboards, doors leading to bedroom three, bedroom two and the attic rooms. With the A/C off with the tank and shelving.

Bedroom Three 7'9" x 9'5" (2.37m x 2.88m)



This bedroom has a window to the front and floorboards.

Bedroom One 9'9" x 14'11" (2.99m x 4.56m)



The bright double bedroom has a window to the

front, a window to the rear and a window the side. With an electric radiator, a Supra stove on a quarry tiled hearth and beams in the ceiling.

Attic Room 8'8" x 14'6" & 14'6" x 14'2" (2.66m x 4.42m & 4.42m x 4.33m)



The attic has exposed ceiling with original timber beams and leads through to a second attic area. A great space for further development into living accommodation (subject to planning).

To The Outside

Garage 17'1" x 9'5" (5.23m x 2.88m)



The garage has double metal doors with power and lighting.

Timber Outbuilding 12'3" x 20'6" (3.75m x 6.25m)



The timber outbuilding is ideal for storage and has a lean to store and chicken coop.

Additional Photo



Driveway



The property is accessed from the lane through a farm gate leading to the driveway that runs up to the house. A stream runs along the left hand side of the driveway.

Gardens



The gardens have a productive vegetable patch, lawned areas with mature shrubbed areas and established trees. The grounds extend to approximately 1.7 acres that includes an orchard and green house.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Additional Photo



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 E.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 2.00pm

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

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.

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.

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.

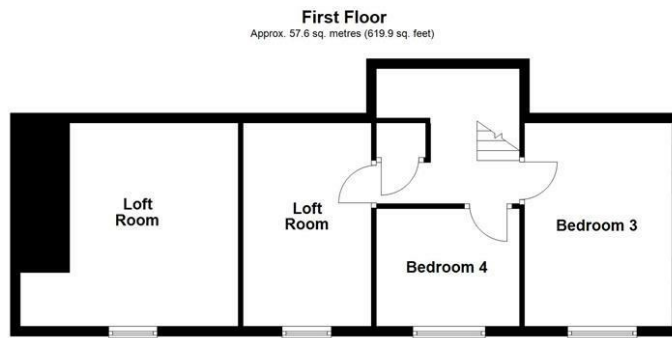
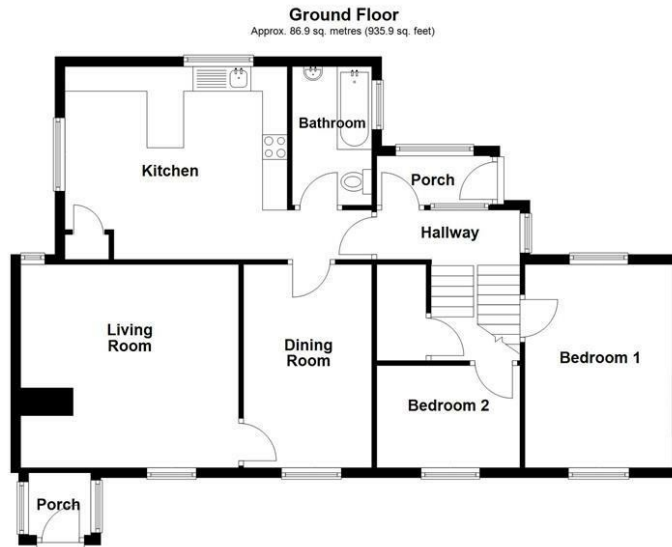
Additional Information

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.

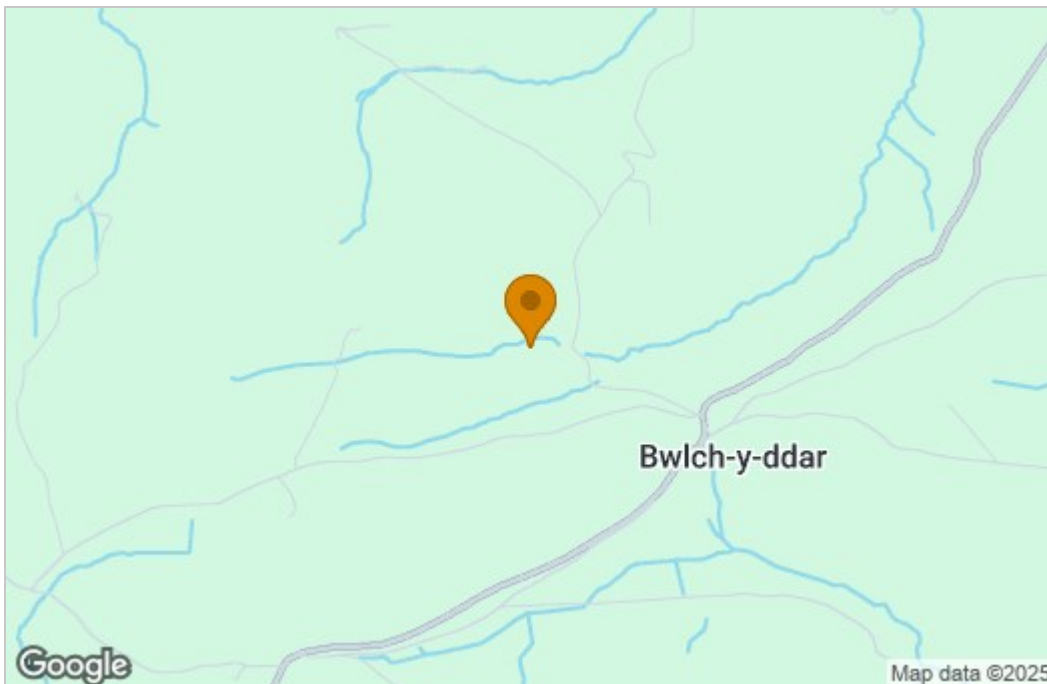
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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. 144.5 sq. metres (1555.8 sq. feet)

Area Map



Energy Efficiency Graph

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

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