

Town & Country

Estate & Letting Agents



Singwm , Cwm Nant Y Mechiad, SY22 5ND

Offers In The Region Of £425,000

TOWN AND COUNTRY OSWESTRY PRESENT THIS RURAL CHARACTER COTTAGE!! This beautiful detached country cottage is full of character and has stunning far reaching beautiful views. The ground floor has a spacious lounge, a snug, an open plan kitchen/dining room, cloak room and utility room. The property offers three good size bedrooms and a beautiful family bathroom. To the outside there is extensive parking and gardens and grounds extending to approximately 1.15 acres. Located in the heart of the countryside of Wales situated just a few miles from Llanfyllin that offers good road links to Oswestry, Welshpool and 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 through Llansantffraid and follow the road until reaching the village of Meifod. Proceed through the village and turn right signposted the school. Follow this road and take the first turning left signposted Llnafihangel. Follow this lane along for approximately 1.5 miles and turn right signposted Llanfyllin. Follow the lane along keeping to the left right hand turn. The driveway leading down to the property will be found on the right after approx. 1/2 a mile.

Accommodation Comprises:

Kitchen/Dining Room 14'1" x 18'11" (4.31m x 5.79m)



The great sized kitchen/dining room is a perfect space for entertaining having a good range of base and wall units with solid block worktops and

matching upstands, central island unit and a single bowl sink with a mixer tap. Having a variety of appliances including a Beko range style electric double oven inset within a brick surround and an integrated dishwasher. There is a plenty of storage with a pantry and storage cupboard off with shelving and tiled flooring. There is tiled flooring, the original beamed ceiling, two windows to the front bringing in natural light, two radiators and a built in cupboard housing the Warmflow oil boiler. Doors lead to the inner hall and the utility.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



Inner Hall



The bright inner hall has the original bullet hole window, vaulted ceiling, understairs cupboard providing lots of storage, glazed doors through to the kitchen and lounge, radiator and a further high level window to the front.

Lounge 16'10" x 14'3" (5.14m x 4.36m)



The cosy yet spacious family lounge has a large focal inglenook fireplace with an oak beam over, flagged hearth, bread oven and log burner inset. Having the original beamed ceiling, two windows to the front letting in plenty of natural light and taking in the views, radiator and wall lights. A door leads out to the front.

Additional Photo



Additional Photo



Utility 4'11" x 14'3" (1.52m x 4.36m)

The utility has fitted base units with block worksurfaces and an inset stainless steel double sink and mixer tap. With spotlights, plumbing for a washing machine, beamed ceiling and quarry tiled flooring. A part glazed door to the front, a radiator and coat hooks. A door leads through to the snug.

Cloakroom



The cloakroom has a wash hand basin and mixer tap, W/C and quarry tiled floor. With a beamed ceiling and a bullet hole window to the front.

Snug 8'1" x 13'10" (2.48m x 4.23m)



The cosy snug radiates warmth and offers versatile living space. Having a window to the side, radiator, beamed ceiling and exposed brickwork.

Additional Photo



First Floor Landing



The first floor landing has exposed structural timbers, spotlights, bullet hole windows, doors to the bedrooms and bathroom and spotlighting.

Bedroom One 14'2" x 14'6" (4.34m x 4.43m)



The first double bedroom is a sizeable room having a window to the front to enjoy the countryside views, exposed ceiling timbers and vaulted ceiling, radiator and vintage style fitted clothes rail.

Bedroom Two 16'10" x 14'2" (5.14m x 4.34m)



The largest of the double bedrooms having a vaulted ceiling with beams, window to the front with fantastic far reaching views, radiator and fitted vintage style clothing rail.

Bedroom Three 9'4" x 10'4" (2.85m x 3.17m)



The third bedroom has characteristic structural timbers and vaulted ceiling, a window to the front enjoying the views, radiator and fitted vintage style clothes rail.

Bathroom 8'11" x 7'1" (2.74m x 2.18m)



The luxurious appointed bathroom features a freestanding oval bath with freestanding mixer taps and shower head, separate walk in double shower with concealed controls and rainfall head, wash hand basin with mixer tap, W/C and aqua panelling, Having a Velux to the front, radiator, extractor fan and exposed structural timbers.

Additional Photo



To The Outside



The property is located down its own private driveway and is accessed from the lane through a six bar farm gate. The driveway opens out to

provide parking and turning space for several vehicles with access to the garage and the house.

Driveway



Garage 17'2" x 14'3" (5.25m x 4.35m)



The large double fronted open garage also has an adjoining workshop (3.96m x 4.35m) and offers great storage.

Front Gardens



To the front of the property there is a tool shed, log store and good sized lawned and shrubbed gardens. There are various patio areas to sit and relax and take in the fabulous views. A porch also leads to the lounge door.

Additional Photo



Additional Photo



Views From The Gardens



Rear Gardens



There are further garden areas to the rear that are mainly lawned and shrubbed. There is also a gate that leads to the small paddock located at the side of the property.

Views



The property enjoys truly superb far reaching views over the hillside and mountains that surround the property.

Aerial Photo



Tenure/Council Tax

We understand the property is freehold/leasehold, 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 F.

Services

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

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.

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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

Additional Information

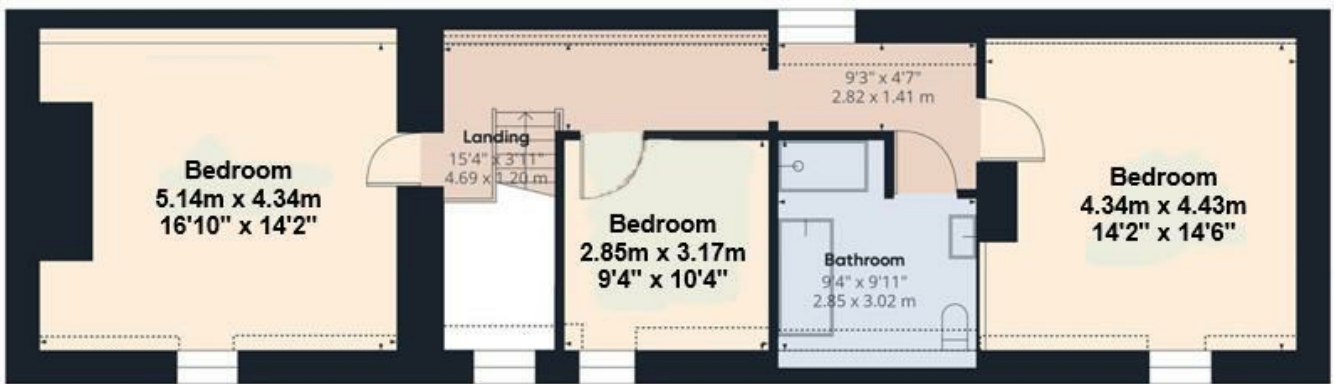
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

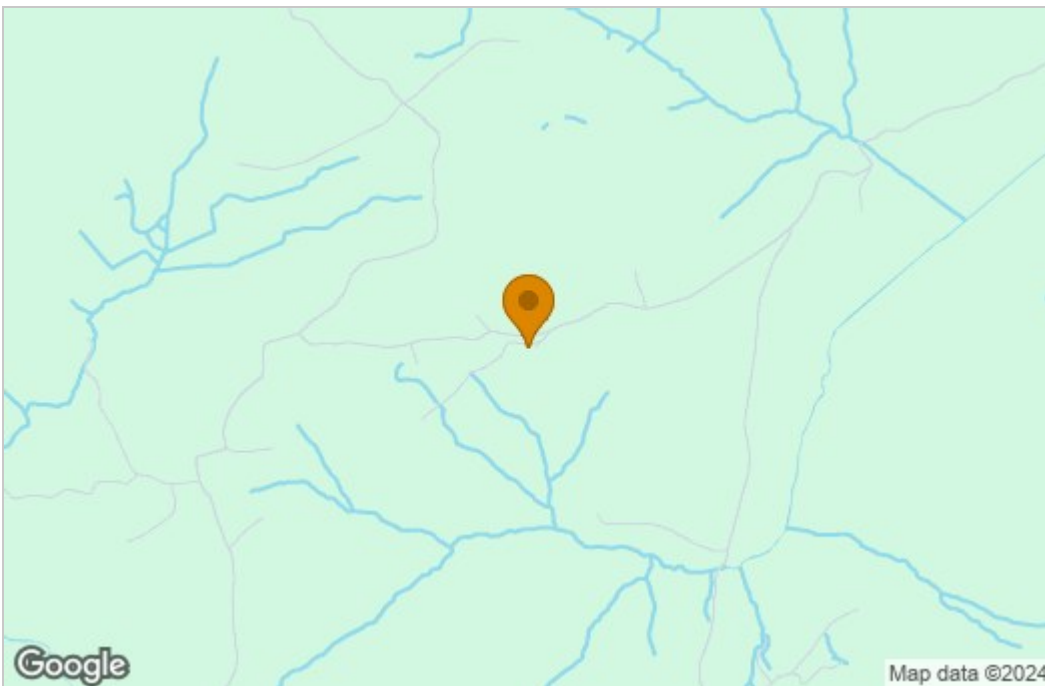
Floor Plan



Ground floor



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	

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