

# Town & Country

Estate & Letting Agents



## Ty Llew Home , Llanymynech, SY22 6RB

**Offers Over £600,000**

Nestled in the picturesque village of Llandysilio, Llanymynech, this magnificent Grade II listed detached family home offers an exceptional living experience. With an impressive six bedrooms, each boasting its own ensuite bathroom. Having a grand dining room, perfect for entertaining and family gatherings. The spacious layout includes four well-appointed reception rooms, allowing for versatile use whether it be for relaxation, study, or socialising, a warm and inviting atmosphere throughout the home. Countryside views can be enjoyed from various points within the home. The surroundings create a peaceful retreat, perfect for those seeking a tranquil lifestyle while still being within reach of local amenities. The property also offers ample parking. In summary, Ty Llew offers a great blend of modern living and historical charm, making it an ideal choice for buyers looking for space, comfort, and a connection to the beautiful Welsh countryside.

## Directions

Take the Morda road out of Oswestry and at the junction with the A483 turn right. Pass through the villages of Pant and Llanymynech and proceed until reaching Four Crosses. Take the first left at the roundabout and then left again. Proceed past the petrol station and then at the mini roundabout take the first exit. Proceed straight and the property can be found on the left hand side with parking to the right of the property.

## Location

Situated in the village of Llandysilio, the property is within walking distance of local amenities such as the school, vets, convenience store and garage, with the larger towns of Welshpool and Oswestry close by which have railway links. accessible roads to Wrexham, Chester and Shrewsbury and a wider range of services. Welsh coastal Towns of Barmouth and Tywyn are less than 60 miles away.

## Accommodation Comprises:

### Hallway



Spacious Entrance Hall with tiled flooring and beamed ceiling.

### Sitting Room



With log burner, tiled flooring, beamed ceiling, looking out on to beautiful countryside views.

## Living Room



Comfortable Living Room with feature fireplace, tiled flooring, radiator, beamed ceiling with incredible countryside views.

## Boot Room



Having sink and drainer, base units, built in shelving units and radiator.

## Dining Room



Grand Dining Room perfect for those with a large family, featuring a fireplace with woodburning stove, radiator and beamed ceiling.

### Cellar

Extensive Cellar, good for storage, with power and lighting installed.

### Kitchen



Large Kitchen comprising base and wall units with sink and drainer, with space for fridge/freezer, range cooker and dishwasher with plumbing already installed, pantry cupboard off, great views of the countryside, tiled flooring and radiator.

### Downstairs W/C One

With hand wash basin and W/C.

### Downstairs W/C Two

W/C and radiator.

### Downstairs Bathroom

Comprising bath, hand wash basin, radiator and tiled flooring.

### Utility/Boiler Room

Houses the boiler, with built in wall shelving, worktops, space for fridge and washing machine with plumbing.

### First Floor

### Landing



With radiator.

### Bedroom Five



Large double bedroom with feature fireplace, breath-taking countryside views and radiator. Ensuite off:

### Ensuite

Comprising shower cubicle with wall mounted shower, W/C and hand wash basin.

### Bedroom Six



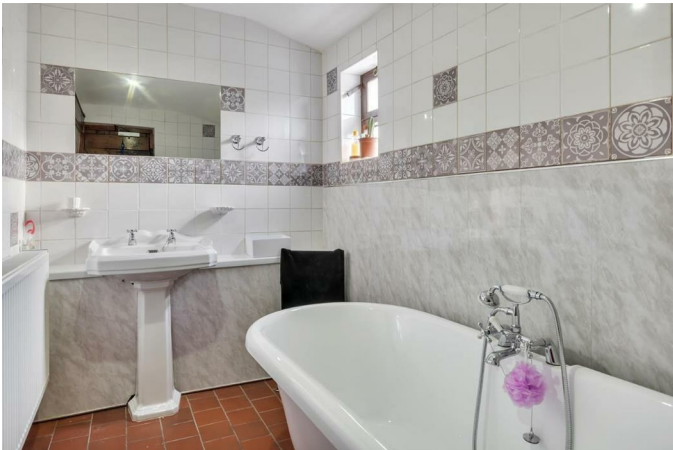
Another double bedroom with built in wardrobe, radiator and countryside views.

## Inner Hall



Airing cupboard, space for wardrobes and shelving for storage.

## Bathroom

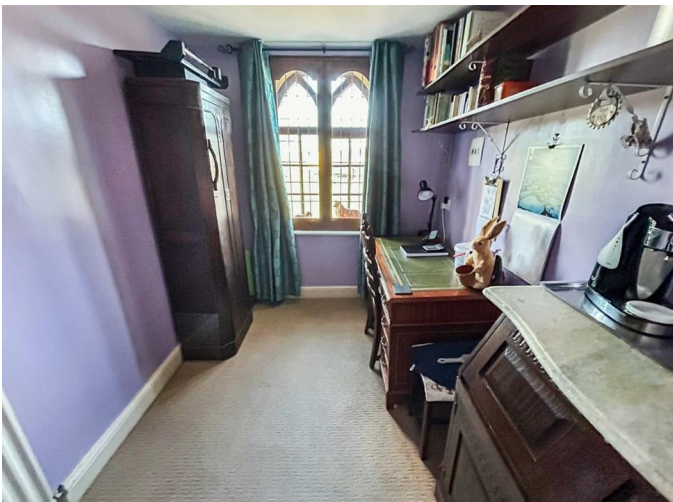


Comprising hand wash basin, bath, airing cupboard, radiator and views.

## W/C

Having W/C.

## Office



Good office space with distant views of the countryside and radiator.

## Living Room



With loft access.

## Second Floor

### Landing



With Loft Access.

## Bedroom One



Large double bedroom with views and radiator. Ensuite off:

### Ensuite



Comprising hand wash basin, W/C and shower cubicle with a wall mounted shower.

### Laundry Room

With built in shelving, radiator and views.

### Bedroom Four



Good sized Bedroom with radiator and views of the countryside. Ensuite off:

### Ensuite



Having hand wash basin, W/C and shower cubicle with wall mounted shower.

### Bedroom Three



Third Bedroom with radiator and views. Ensuite off:

### Ensuite



Comprising hand wash basin, W/C and shower cubicle with wall mounted shower.

## Bedroom Two



With radiator and views, currently housing three single beds. Ensuite off:

### Ensuite

Having hand wash basin, W/C and shower cubicle with a wall mounted shower.

### Outbuildings

### Garage

With plug sockets and lighting.

### Office Building



Having worktops, sink drainer, plug sockets and lighting. Lovely views of countryside.

## Parking



To the side of the house is generous parking and turning space. To the left you'll find the rental cottages, within this area also provides access to the garage, access to the office building and shower room.

## Garden



A secluded garden to the rear which consists of some level lawn, patio area and stunning views to the rear.

### 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 B.

### 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://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

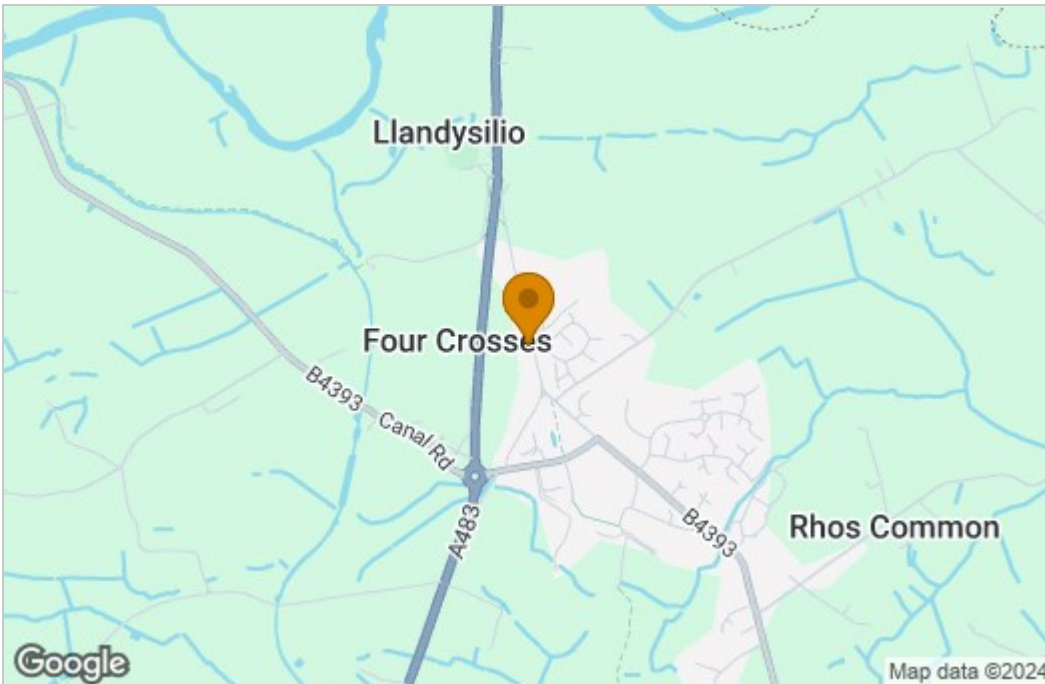
### **Additional Information**

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.

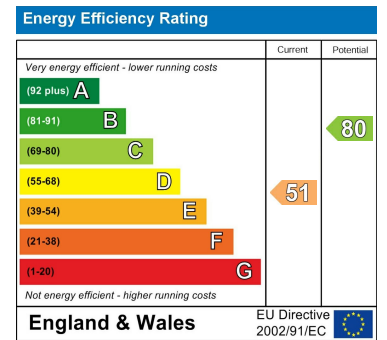
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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

## Area Map



## Energy Efficiency Graph



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