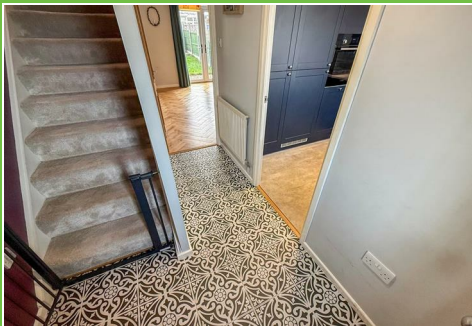


# Town & Country

Estate & Letting Agents



**39 Cae Haidd, Llanymynech, SY22 6FA**

**Offers In The Region Of £189,950**

Nestled in the charming village of Llanymynech, Cae Haidd presents a delightful opportunity for those seeking a comfortable home in a tranquil setting. This end terrace house boasts a well-proportioned reception room, perfect for both relaxation and entertaining guests. The property features two inviting bedrooms, providing ample space for a small family or individuals looking for a peaceful retreat. The beautifully appointed kitchen has a range of fitted units with appliances built in. Llanymynech is known for its picturesque surroundings and community spirit, making it an ideal location for those who appreciate the beauty of rural living while still being within reach of local amenities. The area offers a variety of outdoor activities, with scenic walks and nature spots nearby, perfect for those who enjoy an active lifestyle. This property is an excellent choice for first-time buyers, small families, or investors looking to expand their portfolio. With its appealing features and prime location, Cae Haidd is a wonderful place to call home. Do not miss the chance to view this charming end terrace house and what it has to offer.

## Directions

From our Willow Street office, proceed out of town before turning left onto Welsh Walls. Follow the road around 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 when reaching the bypass. Continue along, passing through the village of Pant, before entering Llanymynech. At the crossroads turn right onto the B4398, and take the third turning on the left into Cae Haidd, where the property can be found by our For Sale board at the far end of the development on the left hand side.

## Accommodation Overview

We are informed by the current vendors that they have carried out an extensive remodelling of the property to include the following:- Full Fibre broadband, New Hager fuse box and house fully tested with surge protection and RCBO's on each circuit, New Kitchen, New downstairs doors, new under stairs cupboard, sky dish, new French doors, new flooring throughout the house, new single window blinds made to measure, new loft hatch and ladder, partly boarded loft with 300mm insulation, smart meter for electric, site wide LPG gas for heating and hot water, Worcester Bosch combination boiler (serviced annually) Bosch integrated appliances, MK switches, sockets and lighting throughout, roof trim UPVC, concrete pad and aco drainage, new concrete boarding and fencing along with outside lighting and power supply.

## Hallway



The bright hallway has a radiator, part glazed door to the front, decorative tiled flooring and part glazed doors leading to the kitchen and the lounge.

## Kitchen 8'7" x 7'10" (2.63m x 2.40m)



The beautifully appointed, recently installed kitchen is fitted with a range of base, wall and larder units in stunning navy blue with contrasting light quartz work surfaces and up stands over, inset one and a half bowl sink with a mixer tap over, plumbing for a washing machine and dishwasher, Bosch gas hob with glass splashback and contemporary extractor fan over, eye level Bosch electric oven, integrated fridge/ freezer, pull out larder unit, vinyl flooring, spotlighting and a window to the front with far reaching views over the countryside.

## Additional Photo



**Lounge/ Dining Room 13'10" x 13'1" (4.24m x 4.01m)**



The spacious lounge/ dining room is painted in modern tones and has a window to the rear and French doors leading to the rear garden, engineered solid oak flooring, radiator and a good sized under stairs cupboard.

**Additional Photo**



**Additional Photo**



**First Floor Landing**



The first floor landing has a window to the side, access to the loft and an airing cupboard housing the Worcester gas boiler. Doors lead to the bedrooms and the bathroom.

**Bedroom One 13'11" x 8'9" (4.26m x 2.67m)**



The first good sized double bedroom has a radiator and a window to the front with far reaching views over the fields.

**Additional Photo**



### Bedroom Two 13'0" x 7'5" (3.97m x 2.27m)



The second double bedroom has a window to the rear and a radiator.

### Family Bathroom



The modern bathroom has a panelled bath with a glass screen, mixer taps over and a shower head, wash hand basin, low level w.c., heated towel rail, vinyl flooring, a window to the rear, part tiled walls, shaver point and spotlighting.

### To The Outside



To the front of the house there is a pathway that leads to a canopy porch and the front door. There are two allocated parking spaces and lawned garden.

### Views From The House



The property enjoys a fantastic open aspect to the front overlooking the open fields and mountains beyond.

## Rear Garden



The enclosed rear garden has a patio area off the lounge with lawn beyond, shed, fence panelling to the boundaries and external power points.

## 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.

## 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 C.

## 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 2.00pm

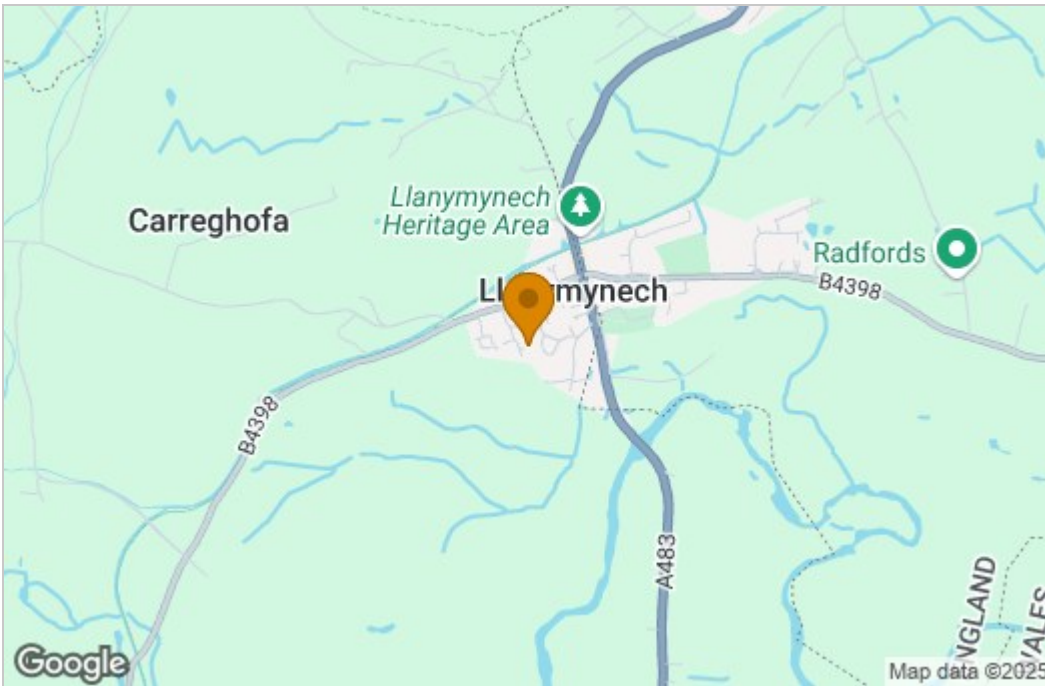
## Additional Information

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.

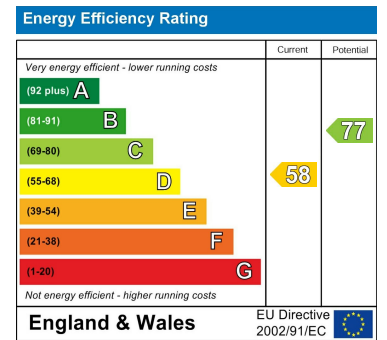
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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