

Town & Country

Estate & Letting Agents



3 Orchard Croft, Llandrinio, SY22 6US

£313,000

Nestled in the charming semi-rural location of Orchard Croft, Llandrinio, this immaculately presented detached bungalow offers a delightful blend of comfort and style. Spanning an impressive 1,098 square feet, the property boasts three spacious double bedrooms, making it an ideal home for those seeking extra space. The bright and airy rooms are perfect for relaxation or entertaining guests. The well-appointed layout ensures a seamless flow throughout the home, enhancing the overall living experience. One of the standout features of this property is the well-established garden, which offers a tranquil outdoor space for gardening enthusiasts or those who simply wish to enjoy the beauty of nature. The generous parking area, along with a garage, adds to the practicality of this home, ensuring ample space for vehicles and storage.

Directions

From Oswestry take the A483 towards Welshpool until you reach Four Crosses, take the first exit at the roundabout, follow the road until you reach the mini roundabout and take the second exit. Follow the road out of the village, at the T-junction turn left into Llandrinio village. Go past the petrol station on the left and soon after take a left hand turn into Orchard Croft where the property will be located on your left hand side.

Accommodation Comprises:



Hallway



The light and spacious hallway has a part glazed door and side panels to the front, double doors lead to the lounge, there is a built in cupboard and airing cupboard with water tank, and access to the roof space via a loft hatch,

Lounge 24'10" x 15'7" (7.57 x 4.77m)



The L shaped lounge is a wonderful space to relax in whilst looking out over the rear garden. With a window and French doors to the rear letting in plenty of light, there is an electric focal fireplace, two radiators and wall lights.

Additional Photograph



Additional Photograph



Kitchen 11'11" x 10'0" (3.64 x 3.06m)



With a window and a part glazed door to the side, the kitchen is fitted with a range of base and wall units with work surfaces over, eye level Beko double oven, ceramic hob with extractor fan over. There is plumbing for a washing machine, a one and a half bowl sink with mixer tap, space for a fridge freezer and a radiator.

Additional Photograph



Inner Hallway



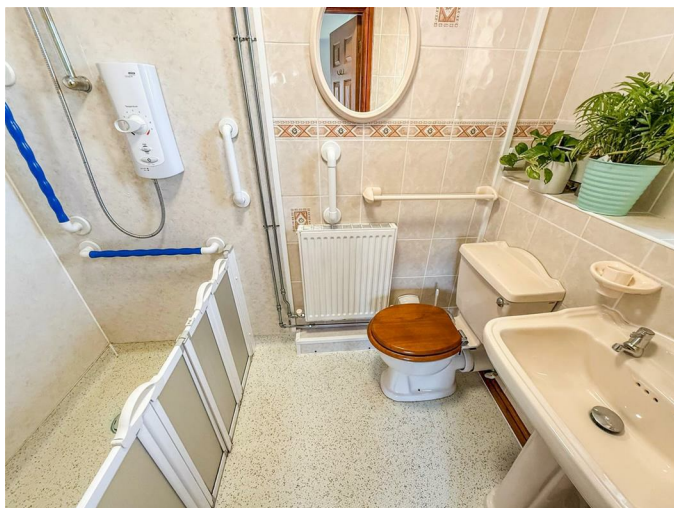
Doors lead to the bedrooms and bathroom.

Bedroom One 13'6" x 10'1" (4.14 x 3.08m)



With a window to the front, bedroom one is a generous double room with two built in wardrobes with rails and shelving, a radiator and a door to the ensuite wet room.

Ensuite Wet Room



With a window to the side, the ensuite has a W/C,

wash hand basin, sealed floor and fully tiled with aqua panelling the wet room has a Mira electric shower, shaver point, extractor fan and a radiator.

Bedroom Two 10'8" x 11'2" (3.26 x 3.42m)



With a window to the front bedroom two, another double room, has a radiator, wall lights and a built in double wardrobe providing plenty of storage.

Bedroom Three 10'4" x 7'9" (3.17 x 2.38m)



With a window to the side, a radiator and a built in double wardrobe providing plenty of storage.

Bathroom 7'0" x 7'1" (2.14 x 2.16m)



With a window to the side, W/C, wash hand basin, panelled bath with part tiled walls, vinyl flooring and a radiator.

Garage 8'10" x 15'8" (2.70 x 4.80m)



With an electric up and over door, part glazed door to the rear, Worcester oil fired boiler, plumbing for a washing machine and access to eaves storage space via a loft hatch.

To The Front of the Property



The front garden is laid to lawn with a block paved driveway and path. There is gated side access to both sides of the property.

Rear Garden



The beautiful rear garden is a fantastic feature of this property. Enclosed with fence panelling, with a paved patio ideal for sitting out, large borders planted with seasonal plants, shrubs and trees and a block paved pathway which leads around the property. The oil tank is screened.

Additional Photograph



Additional Photograph

Aerial Photograph



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.

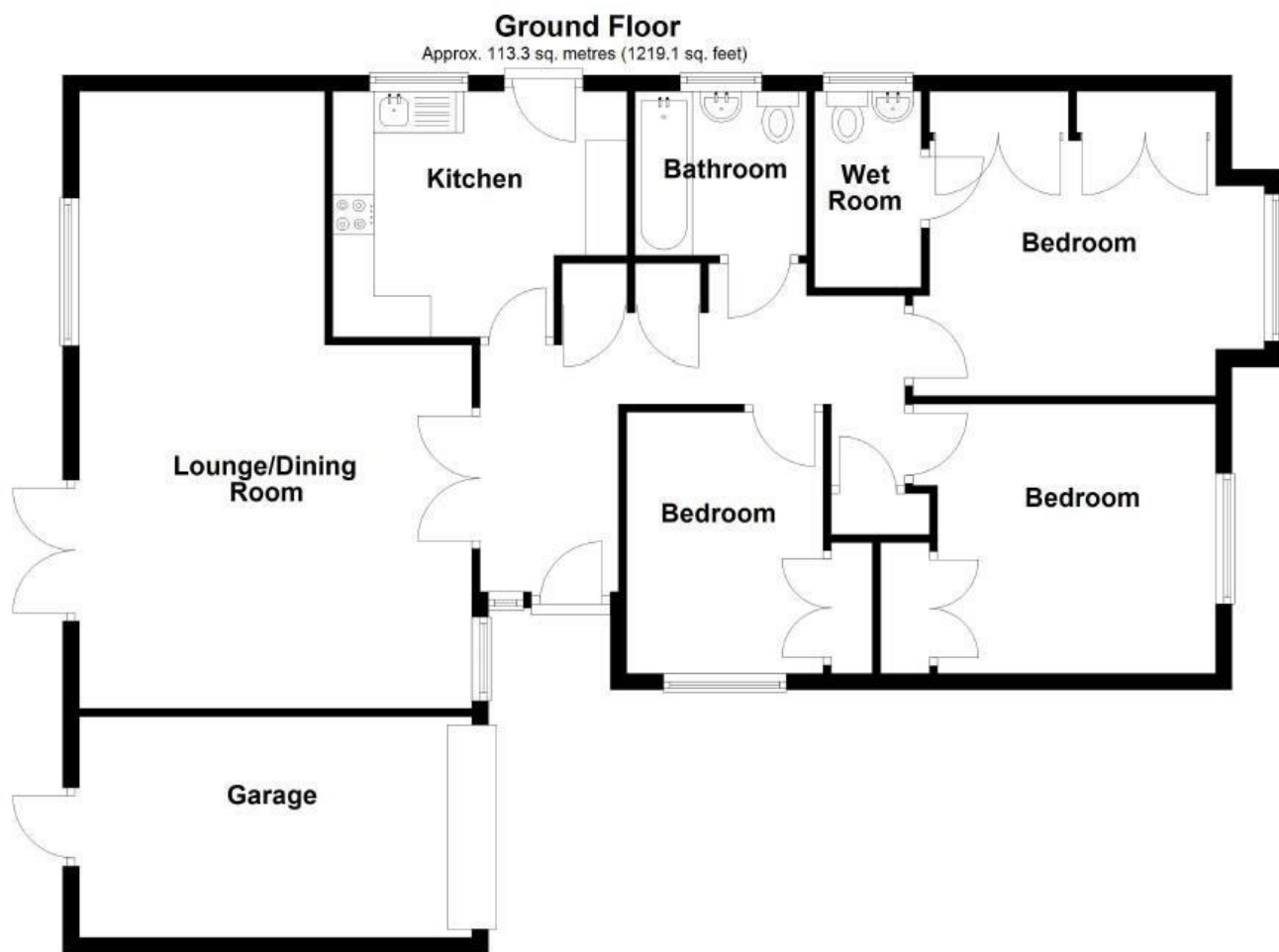
Additional Information

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 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.

Floor Plan

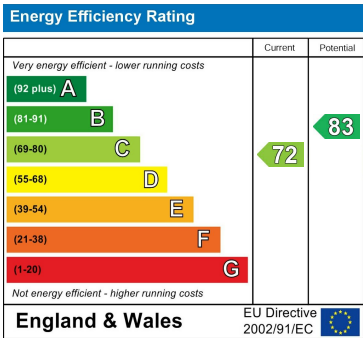


Total area: approx. 113.3 sq. metres (1219.1 sq. feet)

Area Map



Energy Efficiency Graph



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