

Town & Country

Estate & Letting Agents



Glasfryn , Llanrhaeadr-Ym-Mochnant, SY10 0BZ

£350,000

WITH NO ONWARD CHAIN!! Nestled in the picturesque area of Commins, Llanrhaeadr-Ym-Mochnant, this beautiful detached character cottage offers a delightful blend of charm and country living. With its stunning location, the property is surrounded by lovely gardens and great views that enhance its appeal, making it a perfect retreat for those seeking tranquillity and natural beauty. The cottage features two spacious double bedrooms, providing ample accommodation for families or guests. The inviting reception room serves as a warm and welcoming space, ideal for relaxation or entertaining.

The property is full of original character, showcasing details such as beamed ceilings that add to its charm and warmth. In addition to the living space, the cottage boasts a detached garage and workshop, offering practical storage solutions and the potential for various hobbies or projects.

The property also benefits from parking for up to three vehicles onto the lower drive, ensuring convenience for residents and visitors alike. This delightful cottage is not just a home; it is a lifestyle choice, set in a serene environment that encourages outdoor activities and a close-knit community.

Whether you are looking for a permanent residence or a weekend getaway, this property is sure to impress with its character, location, and potential. Do not miss the opportunity to make this enchanting cottage your own.

Directions

From Oswestry take the A483 Welshpool road turning right at the Llyncllys cross roads onto the A495. Continue on the B4396 towards Bala and Llanrhaeadr. On entering the village proceed through the Village Centre passing the Spar and dental surgery on your right. Turn right just before the Greatorex shop onto Waterfall Road and proceed along this road towards the waterfall for approximately two and a half miles out of the village where the property will be seen on the left hand side.

Overview

The property is located on the outskirts of the pretty and well known village of Llanrhaeadr YM. Located just a short drive from the famous Waterfall and stunning scenery, the property is ideal for those who enjoy outdoor pursuits and enjoying the stunning rural setting and lifestyle.

Porch

There is a canopy porch over the front door leading onto the property.

Hall

The hallway has a vinyl floor with stairs off and doors leading to the lounge and the kitchen.

Lounge 14'7" x 15'7" (4.47m x 4.76m)



The good sized lounge has a window to the side, rear and front overlooking the garden, a radiator, an understairs cupboard and an open fireplace with stone surround and a slate hearth.

Additional Photo



Kitchen/ Dining Room 13'10" x 14'7" (4.23m x 4.47m)



The spacious kitchen/ dining room has two windows to the front overlooking the garden, fitted base and wall units with work surfaces over, beamed ceiling, one and a half bowl sink with a mixer tap, an electric hob and electric oven. part tiled walls, vinyl floor, large feature inglenook with an oak beam over and a plate rack, a gas fire (decommissioned) on a tiled hearth, column style radiator and a window to the side. Steps lead up to the lobby area.

Additional Photo



Lobby

With a radiator and a window to the side, Worcester gas boiler, a door to the bathroom and an Openreach point.

Bathroom



Having a window to the rear, a bidet, a corner shower cubicle with an Aqualisa mains shower, wash hand basin with a mixer tap, a W/C, a radiator. The room has vinyl wood effect flooring, part tiled walls, an airing cupboard off with tank and shelving and an extractor fan.

First Floor Landing

With a window to the rear and doors leading to the bedrooms.

Bedroom One 12'9" x 14'8" (3.90m x 4.48m)



A great sized double bedroom with a window to the side, a window to the front with great views over the garden and surrounding hillside, a radiator, built in wardrobe and a loft hatch. The room is large enough to enable an additional bedroom or en suite to be added if required.

Views From The Bedroom



Bedroom Two 15'0" x 14'1" (4.58m x 4.3m)



The second bedroom is also a great size having a window to the front with fantastic views and a window to the side along with a radiator. There is also the possibility of splitting this room to create two bedrooms if required.

To The Outside



Garage 16'6" x 11'8" (5.03m x 3.58m)



The detached garage has a coal store below with a door to the rear, double doors onto the lane and a window to the side.

Gardens



The lovely gardens are another great feature of this property and have been lovingly maintained by the present owners. To the side of the property there is a built in bread oven, and a gate leading to the front of the property. A paved area runs around to the front of the property providing a lovely area to sit and relax and enjoy the gardens. There is also a decked seating area overlooking the garden and a second shaded seating area with lawned and shrubbed gardens extending across the front of the cottage. There are further lawns to the side, a garden shed (8ft x 6ft), log store and second gated access leading onto the lane.

Additional Photo



Additional Photo



Additional Photo



Bread Oven



Summer Photos Provided By Owner



Additional Photo



Top Drive

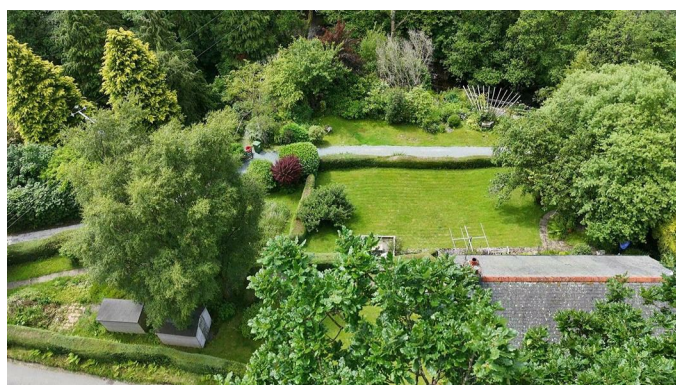


The property has a gated entrance at the far end of the garden which could easily be turned into a driveway and parking.

Views



Aerial View Of The Garden



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.

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 E.

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

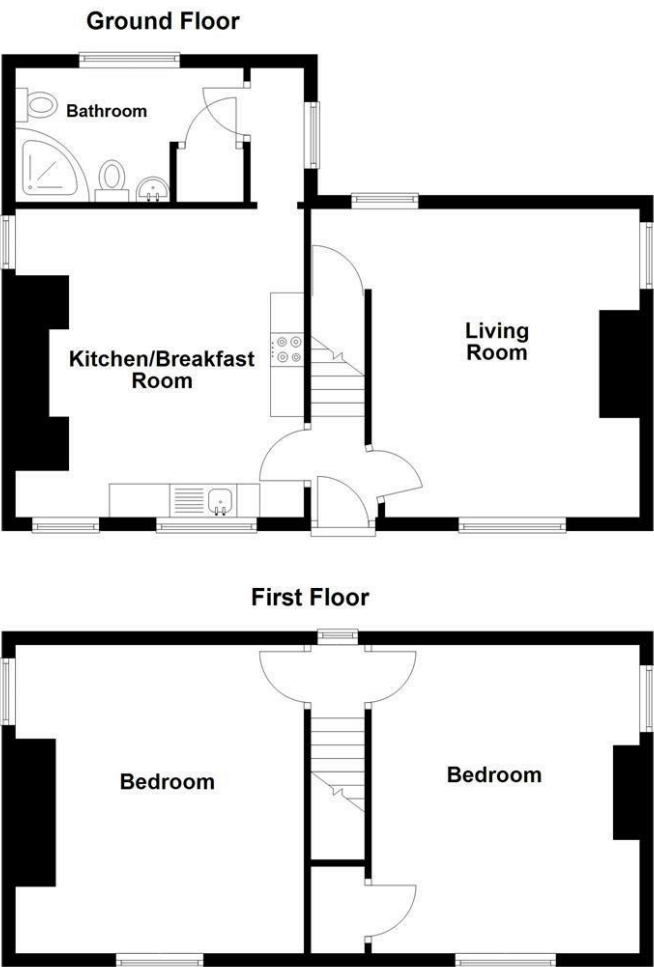
Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 2.00pm

Additional Information

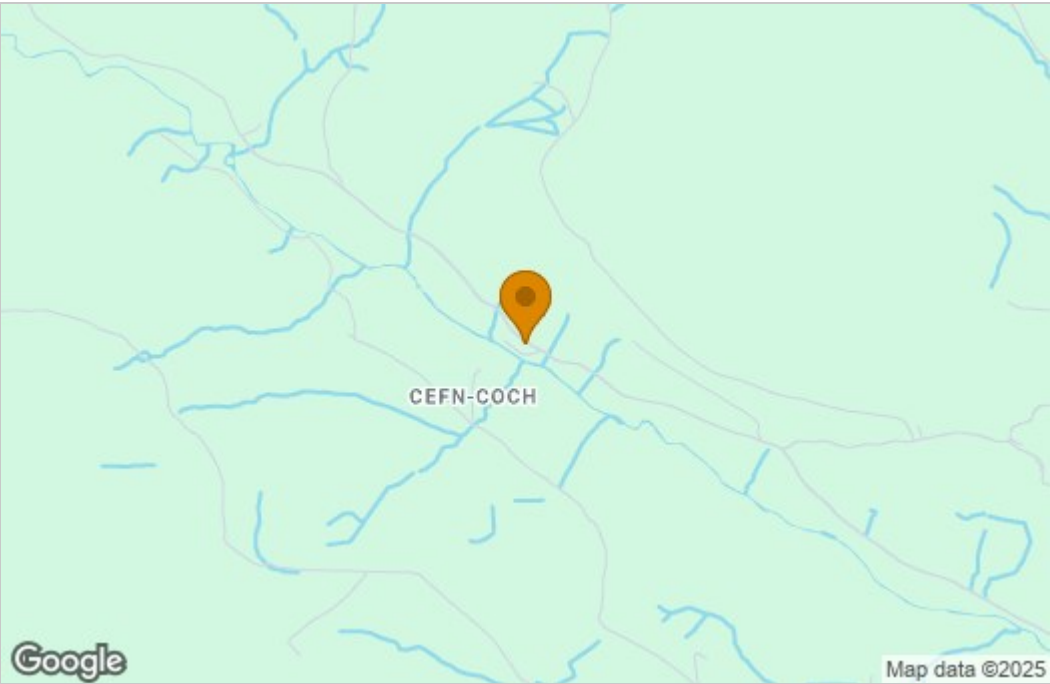
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

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.

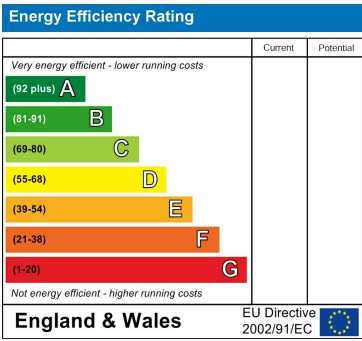
Floor Plan



Area Map



Energy Efficiency Graph



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