

Town & Country

Estate & Letting Agents



2 Dudley House , Meifod, SY22 6BX

£180,000

Nestled in the charming village of Meifod, this delightful terraced stone cottage, built in 1870, offers a perfect blend of character and modern living. Spanning an impressive 861 square feet, the property features two well-proportioned bedrooms and a tastefully designed bathroom and kitchen, making it an ideal home for couples or small families. As you step inside, you will be greeted by a warm and inviting reception room, complete with a log burner that adds a touch of cosy charm, perfect for those chilly evenings. The beamed ceilings throughout the cottage enhance its character, creating a unique and homely atmosphere. The modern kitchen is well-presented, providing a functional space for culinary enthusiasts to enjoy. One of the standout features of this property is the large rear garden, which offers a tranquil outdoor space for relaxation and entertaining. The garden is complemented by a garage and parking, ensuring convenience for residents and guests alike. Additionally, the views to the rear add to the appeal, allowing you to enjoy the picturesque surroundings of the village. This lovely cottage is not only a comfortable home but also a wonderful opportunity to embrace village life in Meifod. With its blend of traditional features and modern amenities, this property is sure to attract those seeking a peaceful retreat in a scenic location. Don't miss the chance to make this charming cottage your own.

Directions



From Oswestry join the A483 travelling towards Welshpool. At the Llynclys crossroads turn right by the White Lion public house onto the A495. Continue along this road and turn left towards Llansantffraid, remaining on the A495. Proceed along, passing through Llansantffraid, until reaching Meifod. On entering the village the property will be found on the left hand side.

Accommodation Comprises

Lounge/ Dining Room 23'4" x 15'4" max (7.13m x 4.69m max)



The good sized lounge/ dining room is a great place to entertain and relax having a window to the front, door to the front, solid oak flooring, stairs leading to the first floor, beamed ceiling and a focal brick fireplace with an inset log burning stove on a slate hearth with an oak beam over. The lounge opens out onto the dining room and kitchen.

Additional Photo



Fireplace



Dining Area



The dining area has a beamed ceiling, radiator, archway through to the kitchen and French doors with side panels opening out onto the garden.

Kitchen 9'10" x 5'4" (3.00m x 1.63m)



The modern kitchen is fitted with a good range of gloss fronted base and wall units with contrasting work surfaces and matching up stands, integrated dishwasher, single bowl sink with a mixer tap over, electric oven, ceramic hob, chimney style extractor fan over, stainless steel splashback, integrated eye level Bosch microwave, extractor fan, spotlighting, oak flooring, integrated washing machine, integrated fridge and freezer and a window to the rear overlooking the garden and views beyond.

First Floor Landing

The first floor landing has a loft hatch, airing cupboard with hot water tank and doors leading to the bedrooms and the bathroom.

Bathroom



The modern bathroom has a window to the rear, panelled bath with a mixer tap and mains powered shower over, bi fold shower screen, wash hand basin on a vanity unit with a mixer tap over, low level w.c., on a vanity unit, heated towel rail, part tiled walls, vinyl flooring, spotlighting and an extractor fan.

Bedroom Two 12'3" x 8'8" (3.74m x 2.66m)



A double bedroom with a window to the front, radiator and a built in cupboard.

Bedroom One 14'6" x 10'0" (4.43m x 3.07m)



A large double bedroom having a radiator and a window to the rear with great views over the garden and hills beyond.

Location

The property is located in the pretty village of Meifod which is easily accessible to Welshpool, Shrewsbury and Oswestry,. The village itself has a thriving community with village school , public house and some smaller independent village shops.

Gardens



The rear garden is an other great feature of this property. There is a paved patio with raised flower beds that leads to the large lawned area that extends to around 31 metres in length. The garden is enclosed by fencing and hedging and has an outside tap and the air source heat pump that runs the heating. A gate leads through to the parking area and detached garage.

Additional Photo



Single Garage



The detached garage has two timber doors that open onto the driveway.

Parking



The gravelled driveway provides off road parking for two - three cars.

Views To The Rear



The property enjoys a lovely open aspect to the rear overlooking the countryside and hills in the distance.

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/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 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.

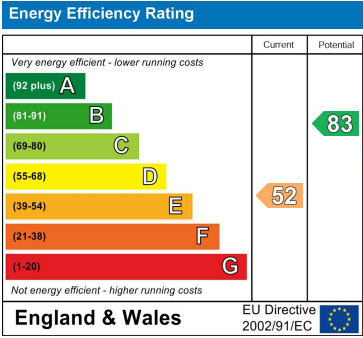
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Floor Plan

Area Map



Energy Efficiency Graph



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