

Town & Country

Estate & Letting Agents



10 Orchard Croft, Llanymynech, SY22 6US

Offers In The Region Of £305,000

Situated in the quiet location of Orchard Croft, Llandrinio, this immaculately presented detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

With a lounge to the front and generous kitchen and dining room looking over the rear garden, this provides a welcoming area for relaxation and entertaining, ensuring a warm atmosphere throughout the home. The property boasts a good-sized, enclosed rear garden, perfect for outdoor activities, gardening, or simply enjoying the peaceful surroundings. The quiet estate location enhances the appeal, providing a serene environment while still being conveniently accessible to local amenities. In summary, this delightful detached house in Llandrinio combines modern living with a peaceful lifestyle and is move-in ready!

It is a must-see for anyone looking to settle in a charming community.

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 right hand side.

Accommodation Comprises;



Covered Entrance

Covered entrance with a front door leading into the property.

Hallway

With a radiator, door into lounge and stairs to the first floor.

Lounge 10'2" x 15'1" (3.10 x 4.61m)



With a window to the front, radiator and a door leading into the kitchen/dining room.

Additional Photograph



Kitchen/Dining Room 18'8" x 11'1" (5.69 x 3.38m)

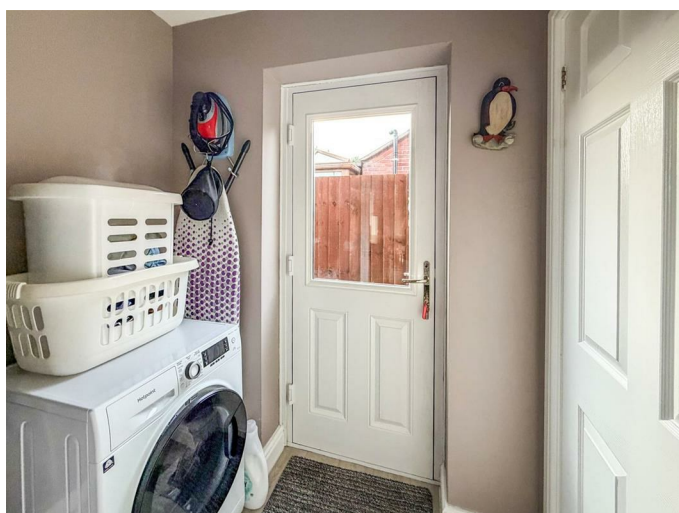


A lovely space with several windows to the rear letting in plenty of light and French doors opening into the rear garden. The Dining room has a stainless steel modern radiator and plenty of space for a large dining table and chairs. A lovely place to eat, looking over the rear garden. The kitchen has been modernized recently and has a good range of base and wall units in mushroom tone with contrasting wood effects worktops over. There is a double bowl sink with drainer and a mixer tap over. integral electric oven and hob with extractor fan over, integral fridge freezer and dishwasher. A door leads through to the utility space.

Additional Photograph



Utility Space



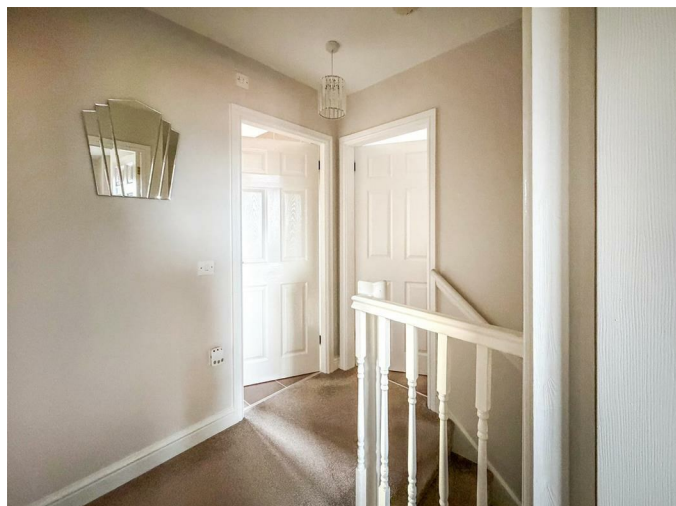
With a door to the cloakroom, a door to the side of the property and plumbing and space for a washing machine.

Cloakroom



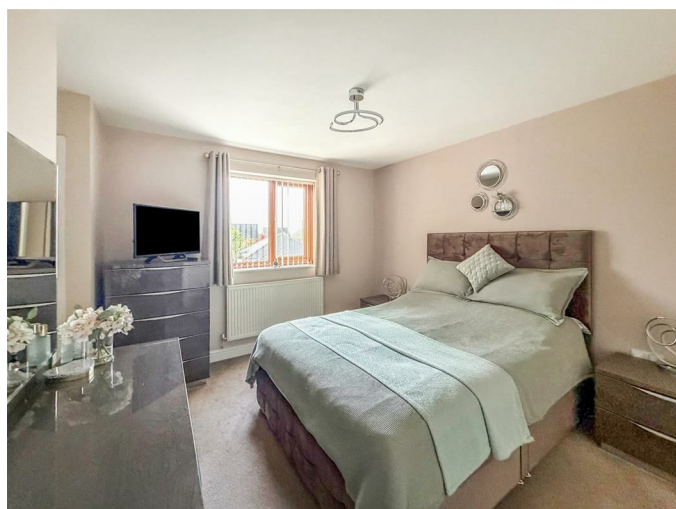
With a window to the side, W/C, wash hand basin and heated towel rail.

Landing



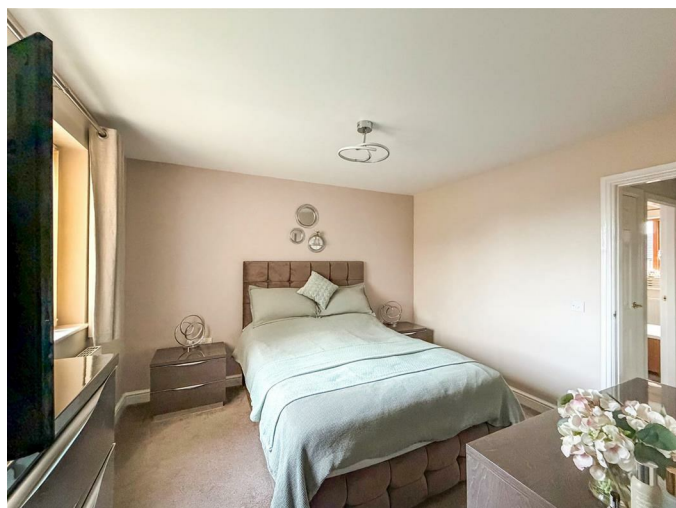
With doors to the bedrooms and bathroom, a door to the airing cupboard which houses the hot water tank and has some useful shelving. Access to the roof space via a loft hatch.

Bedroom One 11'5" x 9'6" (3.50 x 2.92m)



With a window to the front, this double room has doors to two built in storage cupboards with hanging rails and shelving. A door leads to the ensuite.

Additional Photograph



Ensuite Shower Room



With a window to the front, tiled floor and fully tiled walls, large walk in shower cubicle, extractor fan, W/C, wash hand basin, heated towel rail and a large illuminated shaving mirror.

Additional Photograph



Bedroom Two 8'1" x 14'3" (2.48 x 4.35m)



Another good sized double room with a window to the rear, radiator and two double built in wardrobes providing plenty of storage.

Additional Photograph



Bedroom Three 6'6" x 8'10" (2.00 x 2.70m)



With a window to the rear, bedroom three is a good sized room with doors to two built in double wardrobes providing plenty of storage.

Family Bathroom 6'6" x 6'0" (2.00 x 1.85m)



With a window to the rear, the bathroom is fitted with a P shaped bath with a shower over and glass shower screen, W/C and wash hand basin on a

vanity unit with storage under, tiled floor and fully tiled walls, extractor fan and heated towel rail.

Garage 17'8" x 8'7" (5.40 x 2.62m)

Up and over door, central heating boiler and a door exiting to the side.

Front Garden and Driveway

Double width driveway providing parking for two vehicles. There is also an area lead to lawns and two beds planted with shrubs.

Rear Garden



A pathway leads around the side of the property. The generous rear garden is well planned to enjoy the sunshine at various times of the day. There are two areas of patio, ideal for sitting out, there is an area laid to lawn and fenced boundaries. The oil tank is housed here but is well hidden.

Additional Photograph



Additional Photograph



Additional Photograph

Additional Photograph



Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

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

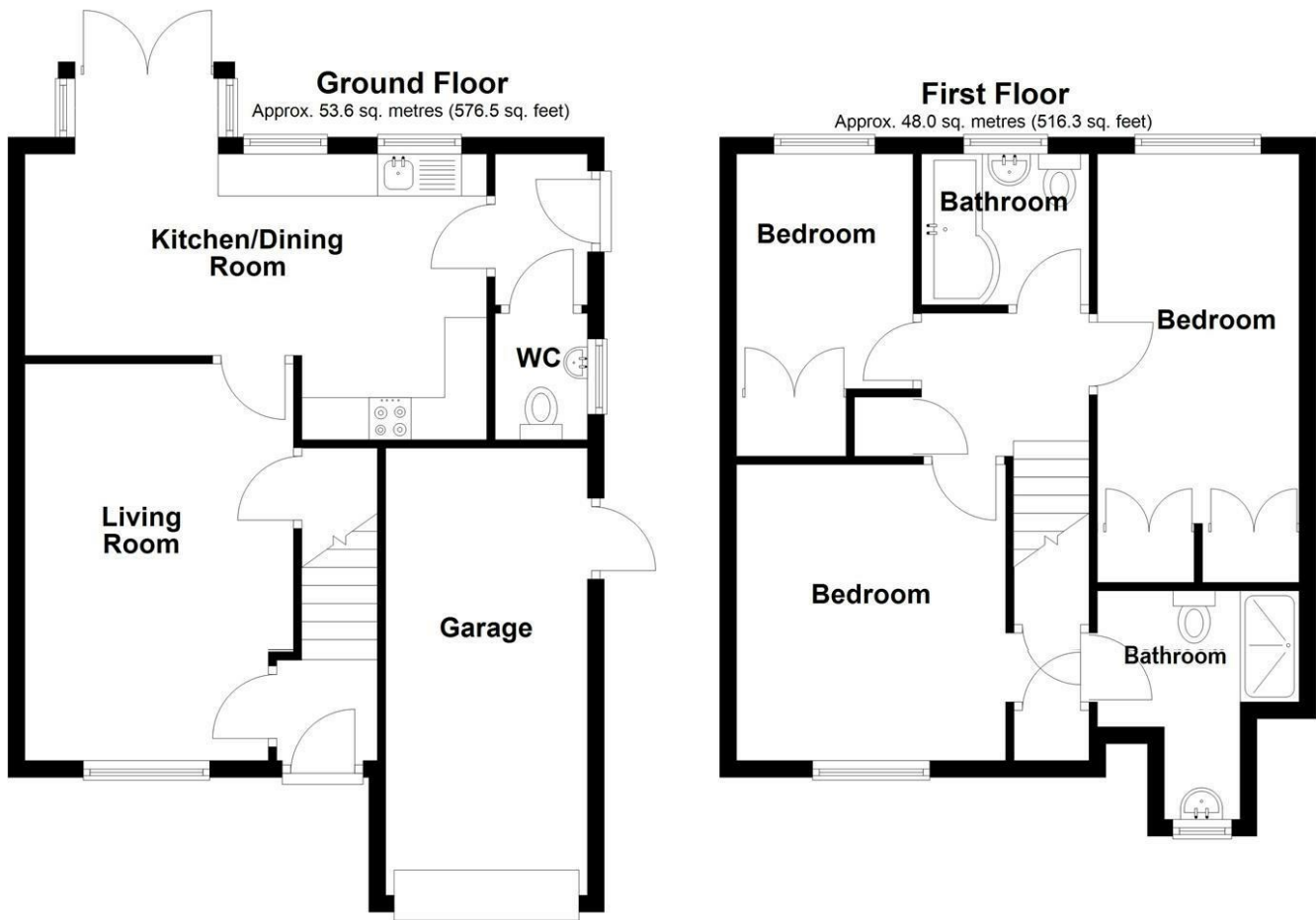
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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

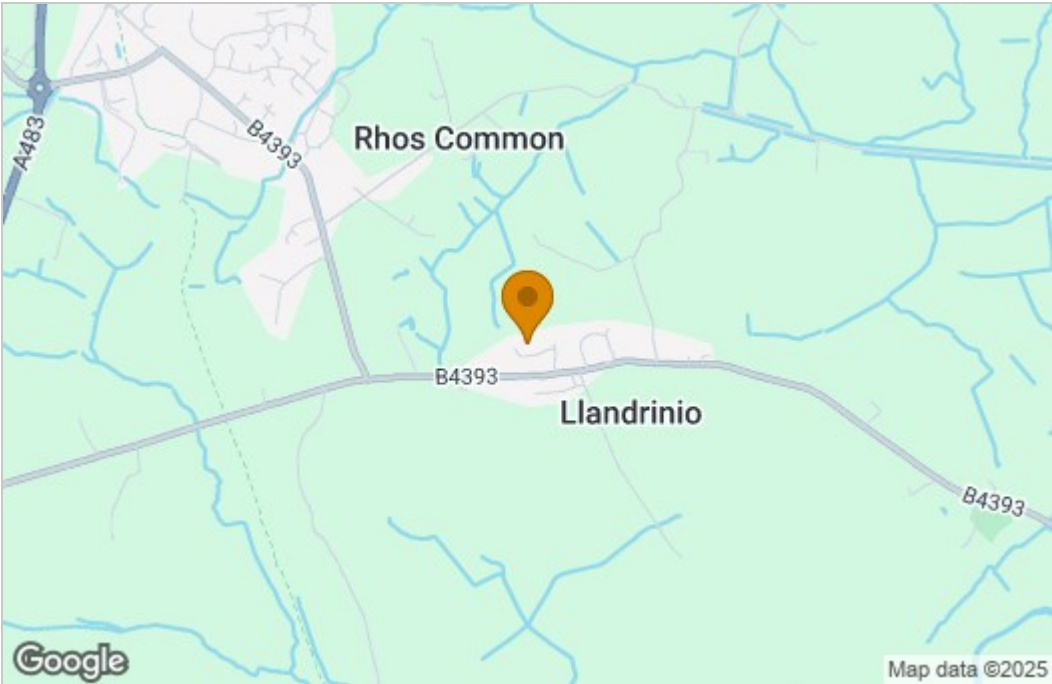
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

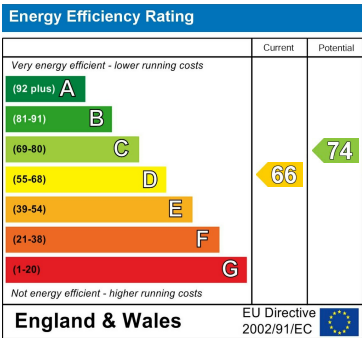
Floor Plan



Area Map



Energy Efficiency Graph



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