

# Town & Country

Estate & Letting Agents



Llanerch , Llanymynech, SY22 6SG

£500,000

This beautifully presented, detached residence in Llandrinio, Llanymynech features great sized rooms, each designed with comfort in mind. Upon entering, you are greeted by a light, welcoming hallway. The natural light that floods these areas creates a warm and inviting atmosphere. The spacious lounge is perfect for entertaining whilst the large kitchen is the hub of the home. Great features of the house are the second versatile reception room currently used as a home cinema and the beautiful vaulted garden room takes in the views. Both double bedrooms benefit from an en-suite bathroom, providing a private sanctuary for unwinding after a long day. The third bedroom is currently a perfect home office/ study. The exterior of the house is equally impressive. The private gated sweeping driveway leads up to the house with a well-maintained wrap around garden backing onto open fields and far reaching views that offers a tranquil space for outdoor activities and relaxation. Located in the picturesque surroundings of Llandrinio, this home is well-connected to local amenities and offers a sense of community. With its high standard of finish and thoughtful layout, this property is a rare find and is sure to appeal to those seeking a stylish and comfortable living space. Don't miss the opportunity to make this exceptional house your new home.

## Directions



From Oswestry take the A483 towards Welshpool until you reach Four Crosses. At the roundabout take the second exit towards Welshpool. Follow the road along and after approximately 1/2 a mile turn left sign posted Llandrinio. Follow the road into the village and go past the village public house. The driveway that leads to the property will be found on the right hand side after approximately 1/4 of a mile and will be identified by our for sale board.

## Accommodation Comprises

The property is accessed via a pillard entrance porch and through uPVC wood effect, part glazed door with an glass side screen to one side into;

## Hallway



The spacious, bright hallway has a window to the front aspect and a part glazed door letting in lots of light, ceramic tiled flooring with underfloor heating and door to a storage cupboard housing the under floor heating manifold and has the fibre broadband that runs directly into the home . There is access to the loft via folding ladder which is partially boarded with light laid on. The feature oak staircase leads you to the first floor landing. Doors lead to the shower room, cinema room, lounge and the kitchen.

## Hallway Additional Photograph



## Bedroom Three/ Cinema Room 13'11" x 11'10" (4.26m x 3.63m)



Bedroom three/cinema room is a very versatile space and could be adapted for a number of uses such as a bedroom, playroom etc. Having underfloor heating, two windows to the front, recessed feature lighting and coved ceiling.

### Shower Room



The shower room is fitted with a modern suite comprising a fully tiled shower cubicle with glazed screen, wash hand basin with a mixer tap over and vanity unit below with mirror and lighting above, WC, built in storage cupboards and a chrome heated towel rail. Wall mounted convector heater, extractor fan and recessed spotlights to the ceiling. Ceramic tile flooring throughout and a window to the rear of the property.

### Living Room 19'1" x 13'11" (5.82m x 4.25m)



This large, well presented, bright living room is a great place to relax and has a feature fireplace with granite hearth and wood surround with log burner inset, under flooring, coved ceilings and wall lights. TV point and uPVC double glazed window to the rear over looking the rear garden leading through to the garden room.

### Living Room Additional Photograph



### Living Room Fireplace



### Garden Room 12'4" x 11'10" (3.76m x 3.62m)



A stunning room and a fabulous place to sit and relax. With a vaulted ceiling, this room has windows to both sides overlooking the garden and views beyond having French doors and side panels to the rear opening into the private garden.

### Garden Room Additional Photograph



### Kitchen Additional Photograph



### Kitchen/Dining Room 19'1" x 14'1" (5.84m x 4.30m)

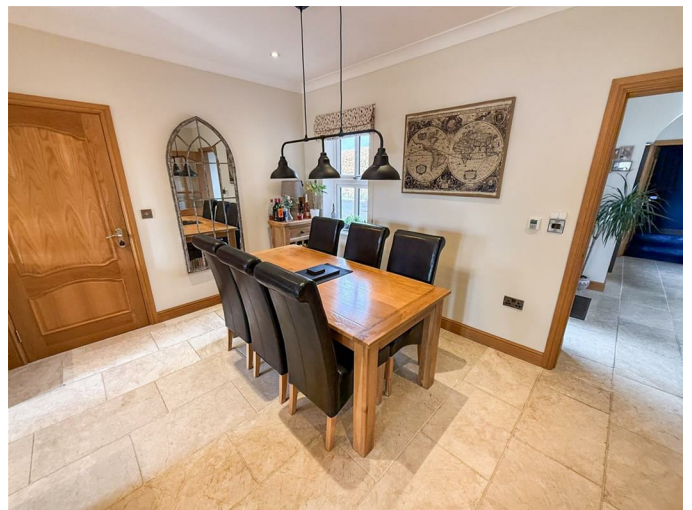


### Dining Room Additional Photograph



The kitchen is the real heart of the home and perfect for entertaining and dining. Comprising an extensive range of oak style wall and base units with granite worktop over, inset one and a half bowl sink and drainer with mixer tap over. Rangemaster stove with double oven and five ring induction hob with extractor fan above. Island unit, integrated dishwasher and fridge/freezer, display cabinets and tiled flooring throughout. Coved ceilings and under cabinet lighting. There are windows to both the front and the rear along with a door leading to the garage and a door leading to the hallway.

### Dining Room Additional Photograph

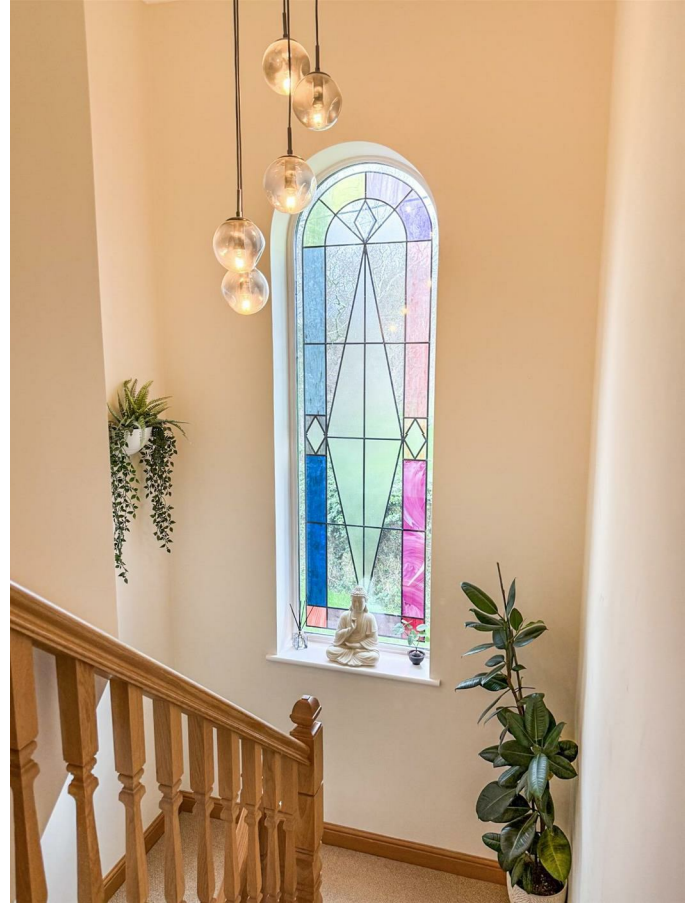


## Staircase



The staircase is flooded with light having a stunning full length arched window with stained glass.

## First Floor Landing



The first floor landing area has a built in linen cupboard and separate cloaks cupboard, Doors lead to the bedrooms.

**Bedroom Three/ Study 9'0" max x 6'7" (2.76m max x 2.02m)**



The third bedroom is currently used as a great home office/ study and has window to the front, radiator and good sized built in cupboard.

### Bedroom One 19'3" x 14'0" (5.88m x 4.28m)



The large double bedroom has high ceilings, coved ceiling and two windows to the rear with views overlooking the countryside. There are a range of built in wardrobes, radiator and a door leading to the en suite.

### Bedroom One Additional Photograph



### Ensuite



With a window to the front, wash hand basin on a

vanity unit with mixer tap over, heated towel rail and 'P' shaped bath with curved shower screen and double shower head attachment. WC on a vanity unit, tiled floor throughout, extractor fan, spotlights and a coved ceiling.

### Bedroom Two 14'0" x 13'0" (4.27m x 3.97m)



The second double bedroom also has two windows to the rear with fantastic views over the surrounding countryside, coved ceiling and access to the roof space by hatch. A door leads through to the second en suite.

### Bedroom Two Additional Photograph



## Ensuite



The second en suite comprises a WC on a vanity unit, wash hand basin on a vanity unit with mixer tap over, heated towel rail and tiled floor. There is a shower cubicle with mains shower and two shower heads, spotlights to the ceiling, extractor fan and a coved ceiling.

## Views From The Bedrooms



## Attached Garage 19'1" x 12'11" (5.83 x 3.96m)



The attached garage has an internal door into the kitchen of the property and a door to the rear along with an electric up and over door to the front. The garage benefits from power and lighting. A door leads to the W/C.

## Garage/Utility Area



The utility area within the garage is fitted with high quality wall and base units, plumbing for a washing machine, wall mounted gas fired boiler and a stainless steel sink and drainer with mixer tap over. There is also access to the roof space by hatch and has LED lighting. The room is fully plastered and can potentially be used as a gym, work shop or an annex.

## Cloakroom

The cloakroom has a W/C, wash hand basin on a vanity unit with a mixer tap and an extractor fan.

## Gated Entrance



The property is approached through electrically operated double wrought iron gates, which lead onto a long private driveway providing extensive off road parking and turning area.

## Driveway



## Additional Photograph



The driveway that leads to the front of the property benefit from free standing cast iron lamp post.

## Garden & Grounds



The garden is another outstanding feature of this property with views over towards Rodney's Pillar and surrounding countryside. There is further hard-standing to the side of the garage which provides further storage space ideal for a motorhome or similar, the property also benefit from solar heating panels. A pathway leads to the front door and extends around to the sunroom which leads to a paved patio providing a great space for alfresco dining or sitting out and enjoying the sunshine. The gardens surround the property and are mainly laid to lawn, with raised flower beds and enclosed by mature hedging enjoying a peaceful open aspect overlooking open countryside beyond.

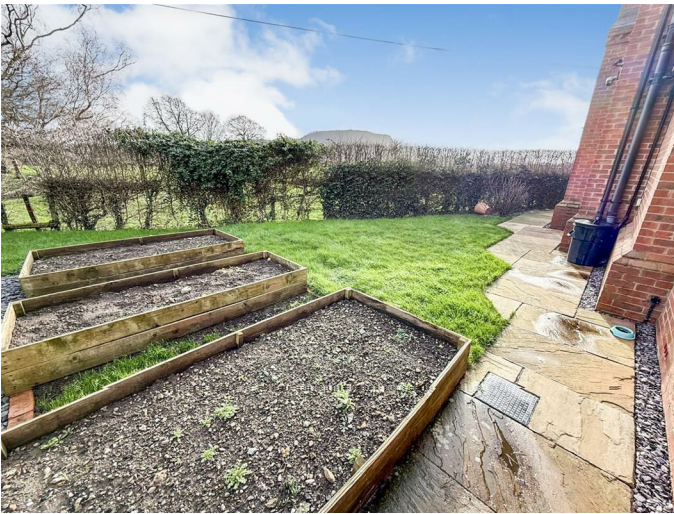
## Additional Photograph



### Additional Photograph



### Additional Photograph



### Additional 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 F.

### 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://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.

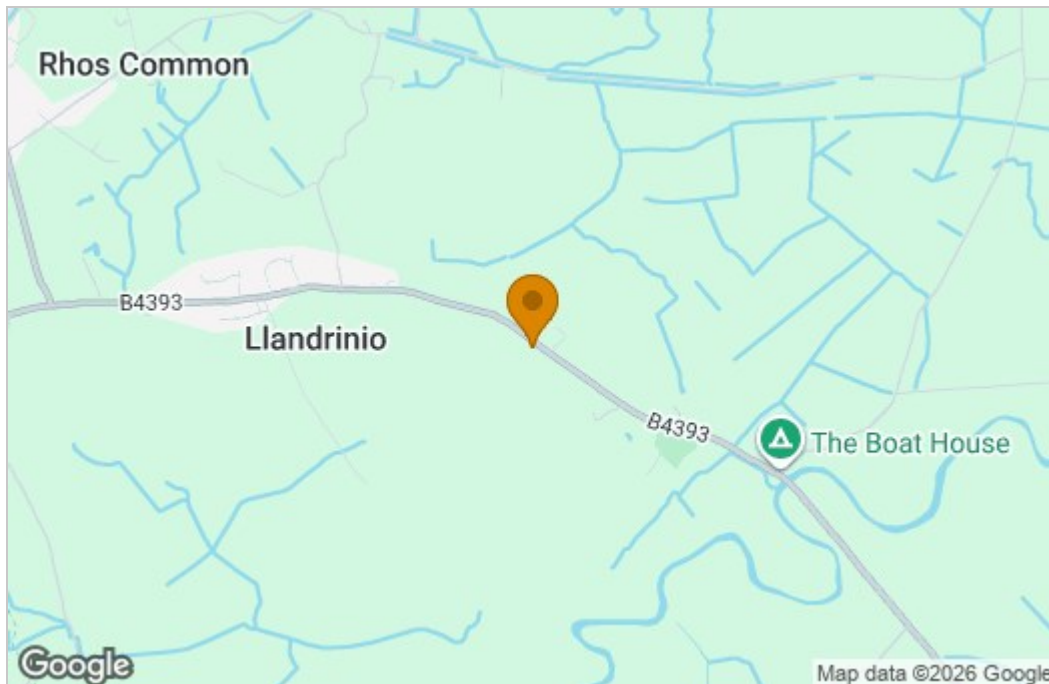
# Floor Plan



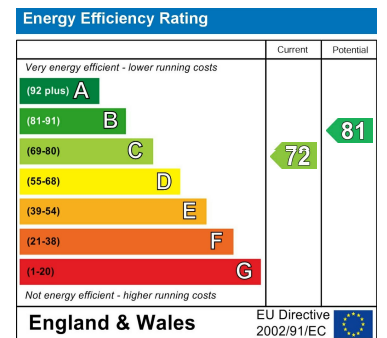
Approximate Area = 1772 sq ft / 164.6 sq m  
 Garage = 249 sq ft / 23.1 sq m  
 Total = 2021 sq ft / 187.7 sq m  
 For identification only - Not to scale



# Area Map



# Energy Efficiency Graph



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.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk