Town & Country

Estate & Letting Agents









Yr Efail , Llanfair Caereinion, SY21 0EE

Offers In The Region Of £439,500

NO ONWARD CHAIN!! Town and Country are delighted to bring to the market this delightful, spacious detached home that offers four well-proportioned bedrooms. Upon entering, you are welcomed into two spacious reception rooms, which serve as a versatile area for entertaining guests or enjoying quiet, cozy evenings with family. The layout of the house ensures that each room flows seamlessly into the next, creating an inviting atmosphere throughout. To the outside, the extensive gardens and grounds wrap around the property making it ideal for gardeners and those who enjoy the outdoor life. Set in the picturesque surroundings on the outskirts of Llanfair Caereinion, residents can enjoy the tranquillity of rural living while still being within easy reach of local amenities and the vibrant town of Welshpool. The area is known for its stunning landscapes and friendly community, making it an excellent choice for those looking to settle in a peaceful yet engaging environment. Do not miss the chance to make this charming property your own.

Directions



From our Willow Street office, proceed out of town before turning left onto Welsh Walls. Follow the road round and turn left and proceed to the traffic lights. At the lights turn right and head towards Morda. Proceed through the village and turn right upon reaching the bypass. Continue along before turning right at the crossroads at Llynclys. Follow the road along until reaching a turning on the left signposted for Llansantffraid. Proceed through Llansantffraid and continue passing through the village of Meifod. Continue on this road following signs for Llanfair Caereinion. At the T junction turn right and after approximately 500 metres turn left just after the caravan park. Follow the road around to the left where the property will be found on the right after approximately 500 metres. The what three words for the property are baked.aimed.rudder.

Accommodation Comprises;



Hall



The property is accessed by a part glazed door to the front into the hallway with a window to the side, wood flooring, exposed timbers and an opening into the dining room.

Additional Photo



Dining Room 15'2" x 18'9" (4.63m x 5.72m)



The spacious dining room is a great place to entertain and has wooden floors, structural timbers,

large picture windows to the front and an oak staircase off. There is also a feature stone fireplace with log burner inset with a beam over and a flagged hearth. Doors lead through to the lounge and the kitchen.

Additional Photo



Additional Photo



Additional Photo



Lounge 15'6" x 16'0" (4.74m x 4.89m)



This spacious room has a large feature inglenook fire with a log burner inset with a flagged hearth and beam over, former bread oven and beams to the ceiling. There is an opening into the snug, a glazed door into the rear hallway and a staircase with door off to the first floor landing.

Additional Photo



Additional Photo

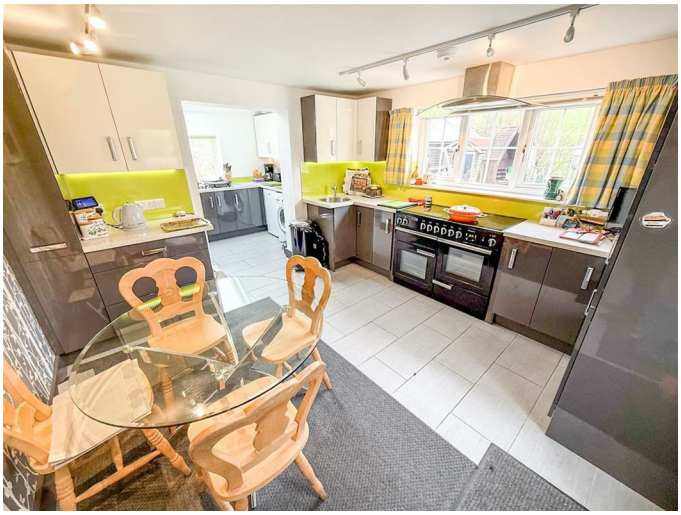


Snug 14'6" x 6'2" (4.42m x 1.88m)



A great area ideal for a home office with a window to the front and radiator.

Kitchen/ Breakfast Room 11'11" x 11'7" (3.65m x 3.55m)



The kitchen/ breakfast room comprises a range of modern wall and base units in gloss grey with splashback surrounds, Rangemaster range with chimney extractor fan, radiator, tiled floor throughout and part glazed door to the rear garden. An archway leads through to a further kitchen area.

Second Kitchen Area 11'1" x 6'8" (3.38m x 2.05m)



With further wall and base units, 1 1/2 bowl stainless steel sink and drainer with mixer tap over, a window to the side space for an American fridge freezer and space and plumbing for a washing machine and appliances.

Rear Hall



With exposed stone walling the rear hall takes you to the bathroom and bedroom. There is a window to the rear.

Shower Room



The shower room comprises a corner shower cubicle with Triton electric shower, wash hand basin on a vanity unit and WC. There is a window to the side of the property, tiled floor and radiator.

Bedroom One 10'2" x 14'0" (3.11m x 4.27m)



This bedroom has exposed stone walling, a window to the front and radiator. Access to the large loft space by hatch.

Bedroom Two 15'3" x 11'11" (4.67m x 3.65m)



A staircase from the lounge takes you up to the bedroom and the bathroom. With a window to the rear overlooking the gardens, exposed brickwork and floorboards, radiator and spotlights to the ceiling. Access to the roof space by hatch. A door also gives access to the main landing area.

Additional Photo



Bathroom



The bathroom is accessed from a small landing area and comprises a corner bath with mixer tap and shower head attachment, WC and wall hung wash hand basin with mixer tap over. Heated towel rail and illuminated mirror. There is an airing cupboard and linen cupboard off.

Main Landing



The main landing is reached from the staircase from the dining room. With exposed timbers and exposed floorboards and doors leading to the three bedrooms.

Bedroom Three 11'9" x 11'11" (3.6m x 3.65m)



The bedroom benefits from a glazed door leading out onto the Juliette balcony with views over the garden, velux windows and wood effect vinyl flooring.

Ensuite



Comprising a WC, wash hand basin on a vanity unit with mixer tap over and wood effect vinyl flooring.

Bedroom Four 15'5" x 9'9" (4.71m x 2.99m)



With a window to the side, exposed stone walling and floorboards, exposed timbers and a radiator.

To The Outside



The property benefits from surrounding extensive lawns with mature trees and shrubs, measuring approximatley 1/3 of an acre in total and features a stream that runs along the border and a patio area for entertaining. There is off road parking for 3-4 cars, shed and greenhouse. A gravelled area at the topside is ideal for extra parking or a caravan.

Workshop 9'11" x 28'8" (3.04m x 8.75m)



There is also a purpose built workshop that is split into two rooms.

Gardens



Additional Photo



Additional Photo



Additional Photo



Services
The agents have not tested the appliances listed in the particulars.

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.

To Book a Viewing
Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

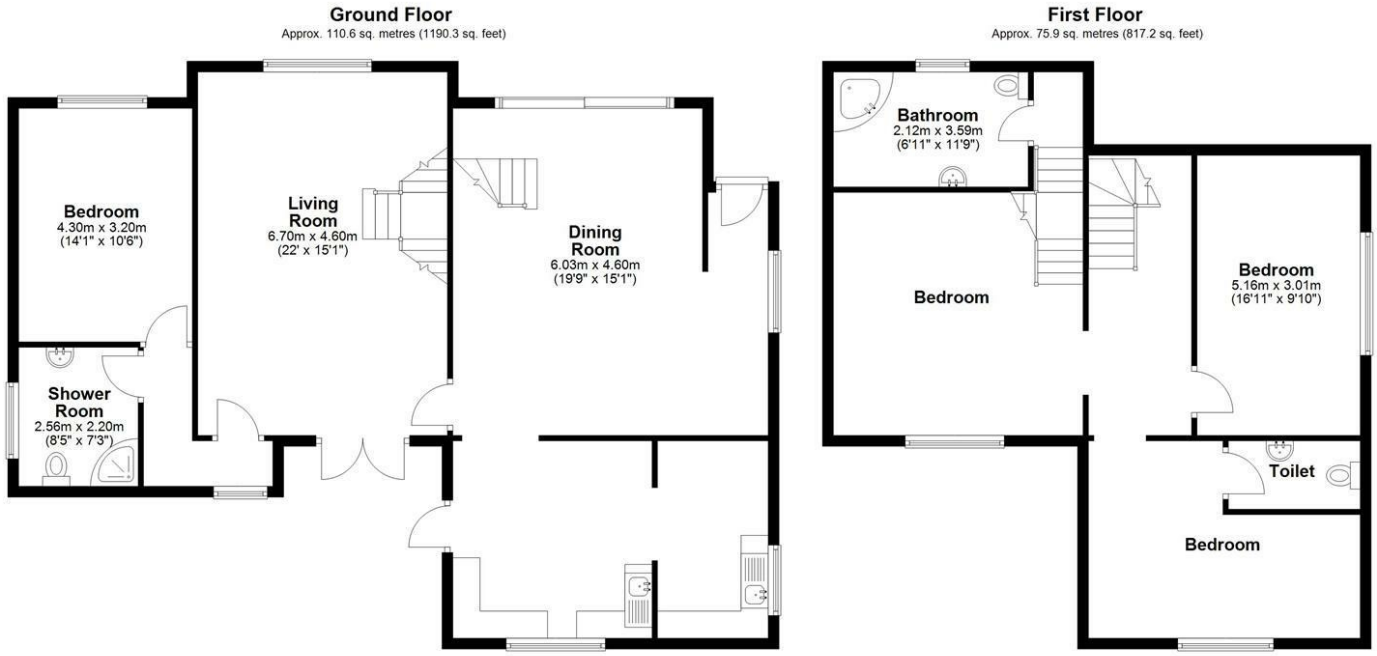
Hours Of Business
Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

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 Regulatory Checks
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.

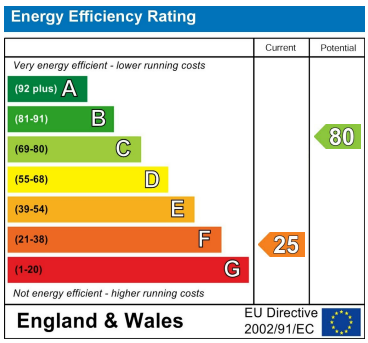
Floor Plan



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 firms 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