

# Town & Country

Estate & Letting Agents



**4 Maes Y Llan, Llansantffraid, SY22 6BQ**

**Offers In The Region Of £325,000**

Town and Country are delighted to bring to the market in the charming village of Llansantffraid, this spacious detached bungalow on Maes Y Llan offers a perfect blend of comfort and convenience. Offering spacious accommodation, the property boasts a well-designed layout that is ideal for both families and those seeking a peaceful retreat. Upon entering, you are welcomed into a spacious reception room, which serves as the heart of the home. This inviting space is perfect for entertaining guests or enjoying quiet evenings with family. The bungalow features three generously sized bedrooms, providing ample space for relaxation and rest. With its practical layout and desirable 'tucked away' location, this bungalow presents a wonderful opportunity for anyone looking to make a home in Llansantffraid. Whether you seeking to downsize or wanting a lifestyle change, this property is sure to meet your needs and exceed your expectations. Don't miss the chance to view this charming home and envision your future in this lovely village setting.

### 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 into Llansantffraid and continue straight over the roundabout. Proceed along and turn right signposted Llanfyllin. Turn immediately right onto Winllan Road and follow the road up turning second right onto Maes Y Garreg and then second left onto Maes Y Llan where the property will be seen on the right hand side in the top corner.

### Accommodation Comprises;

The property enjoys a tucked away position within a very popular residential area of Llansantffraid. Siding onto open countryside, the bungalow is ideal for those wanting peace and quiet yet being within easy reach of daily amenities.

### Hall 4'9" x 13'4" (1.45m x 4.06m)



The property is accessed via a part glazed door to the front of the property into the hallway. The hallway has an airing cupboard, storage heater and carpet throughout. Doors lead into all the rooms.

### Lounge 11'9" x 17'9" (3.59m x 5.42m)



The spacious lounge has a window to the front overlooking the garden, feature fireplace with an electric fire inset, TV point, double doors to the hall and a storage heater.

### Additional Photo



### Kitchen/Dining Room 15'5" x 9'10" (4.72m x 3.01m)



The kitchen/ dining room comprises a modern

range of wall and base units with worktop over, sink and drainer with mixer tap over, built in double oven with grill and a 4 ring electric hob with extractor hood over. Spotlights to the ceiling and tiled floor. Storage heater and sliding doors leading out to the conservatory. A door leads through to the utility room.

#### Additional Photo



#### Conservatory 9'11" x 10'8" (3.04m x 3.27m )



The conservatory is a lovely place to sit and relax and has uPVC double glazing throughout with views over the gardens and open countryside. There is a tiled floor and door leading out to the enclosed rear garden.

#### Utility Room 4'3" x 9'9" (1.30m x 2.98m )



With further base and wall units with a tiled surround, space and plumbing for dishwasher, washing machine and fridge/freezer, window to the side and a door to the rear garden.

#### Additional Photo



**Bedroom One 11'10" x 9'9" (3.63m x 2.99m )**



The main double bedroom has a window to the rear overlooking the garden, fitted overhead storage units, dressing table and built in wardrobes. There is a storage heater and a door leading through to the en suite.

**Additional Photo**



**Ensuite**



The ensuite comprises a shower cubicle with mains

electric shower, wash hand basin and WC. Tiled walls, heated towel rail and a window to the rear.

**Bedroom Two 8'11" x 11'9" (2.74m x 3.59m)**



The second double bedroom has a window to the front of the property overlooking the gardens, fitted over head storage cupboards, dressing table and wardrobes. Storage heater.

**Bedroom Three 6'5" x 8'9" (1.98m x 2.69m )**

The third bedroom has a window to the front of the property overlooking the gardens, built in wardrobes and chest of drawers along with an electric panel heater.

**Bathroom**



The family bathroom suite comprises a panel bath with mixer tap and mains shower attachment, wash hand basin on a vanity unit and WC. Tiled walls, a heated towel rail and a window to the rear.

**Garage 8'11" x 16'1" (2.74m x 4.92m )**

The garage has an up and over door with light and power laid on. There is a side personal door leading out the side passage.

### To the Front



The property is accessed over a driveway providing off road parking for several vehicles leading to the garage. The front garden is mainly laid to lawn with flowers and shrubs. There is access to the rear garden down the side of the property. The property sides onto lovely open farmland with great views and a real countryside feeling.

### Additional Photo



ideal for entertaining, fully enclosed by panel fencing and mature hedges with views over the open countryside to the side.

### Additional Photo



### Additional Photo



### To the Rear



The large, beautifully maintained rear garden is another great feature of this property and is mainly laid to lawn with a gravel and paved patio areas

### 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.

### **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.

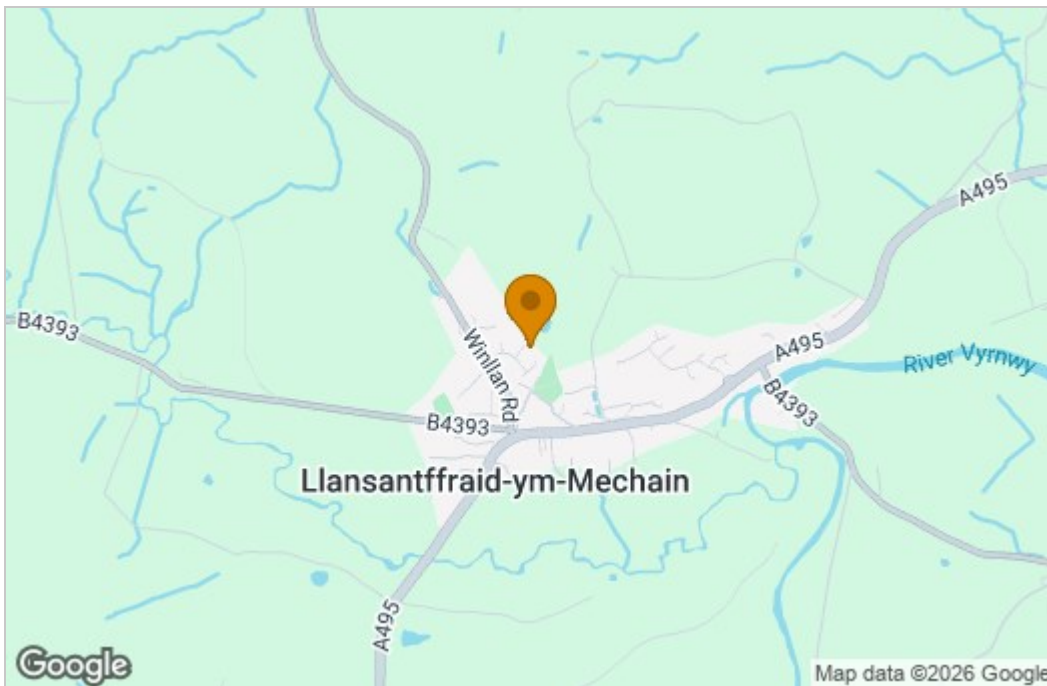
### **Money Laundering Regulations**

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.

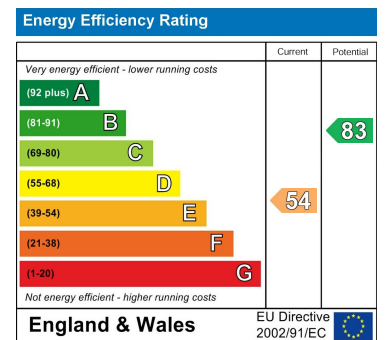
## Floor Plan



## 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 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