Town & Country

Estate & Letting Agents









Tegfan Cefn Coch, Oswestry, SY10 0BP

Offers In The Region Of £345,000

SOLD WITH NO ONWARD CHAIN!! Nestled in the charming village of Cefn Coch, Llanrhaeadr Ym Mochnant, this delightful recently renovated detached house offers a perfect blend of comfort and tranquillity. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

The layout of the home is thoughtfully designed, ensuring that every space is utilised effectively. The property features a well-appointed bathroom, catering to all your daily needs.

The surrounding area is known for its stunning natural beauty, with picturesque landscapes and a variety of outdoor activities available nearby. Whether you enjoy leisurely walks in the countryside or exploring local attractions, this location offers a wonderful lifestyle. Do not miss the chance to make this charming house your new home.

Directions



Take the A483 Welshpool road out of Oswestry towards Welshppol approximately 4 miles to Llynclys. Turn right signed Llanrhaeadr, follow this road for about 8 miles. Continue through the village centre, across the bridge and turn immediately right. Proceed up the hill and the property is the second house on the left.

Entrance

The property is accessed through a part glazed door to the front of the property into the Kitchen.

Kitchen/Diner 12'1" x 12'4" (3.69m x 3.76m)



The recently fitted modern kitchen comprises a range of base units with worktop over, a butler sink with mixer tap over, under counter fridge and plumbing for a dishwasher with space for a cooker. There is also a under counter freezer and wine fridge. Original beams to the ceiling and laminate flooring. Stairs to first floor bedroom two. Two windows to the rear overlooking countryside views. Water pipe under floor heating installed.

Additional Photo

Utility/ Half Bathroom 4'0" x 8'0" (1.24m x 2.46m)



Consisting of a range of base cupboards with worktop over. Under counter freezer, Space for under counter wine cooler. Plumbing for under counter washer dryer. A barn style sliding door leads you into the downstairs modern shower room with a beautifully designed suite including WC, wash hand basin and walk in shower cubicle with glass surround. Window to the rear of the property overlooking the garden. Water pipe under floor heating installed

Additional Photo





Reception Room 15'3" x 12'4" (4.66m x 3.76m)



A warm and inviting living space featuring a rear elevation window, exposed ceiling beams, and attractive slate flooring. A charming inset stove sits on a slate hearth with a stone surround, creating a cosy focal point to the room. Electric storage heater. Stairs rise to the first-floor master bedroom and en-suite, with useful understairs storage cupboard.

Bedroom One 15'3" x 12'4" (4.66m x 3.76m)



This recently redocorated galleried bedroom with orginal stone walls and beams to the vaulted ceiling. Window to rear Velux style roof window. Water pipe under floor heating installed – storage heater. Door into the ensuite.

Ensuite 7'5" x 12'4" (2.27m x 3.76m)



This recently fitted ensuite has a feature roll top bath with central mixer tap and shower attachment, walk in double shower with waterfall showerhead. WC and wash hand basin. There is a storage cupboard housing Air source domestic hot water tank. Water pipe under floor heating installed

Bedroom Two 12'1" x 12'4" (3.69m x 3.76m)



Accessed from the staircase in the kitchen/breakfast room, this room has stone walling, vaulted ceilings with Velux style roof window and original beam to the ceiling. The bedroom has a window facing the end of the house – see floor plan, water pipe under floor heating installed – storage heater.

Additional Photo



Externally



The property has gated access onto the off road parking area for a number of vehicles, lawned area and a corrugated shed. External tap and light. To the rear is an enclosed garden bordered with shrubs and hedge surround, seating area perfect for entertaining with views over open countryside.

Store 16'9" x 8'0" (5.12m x 2.46m)
Attached to the rear of the property with a corrugated exterior. This could be converted into another reception room/bedroom subject to planning.

Wood Store 6'6" x 4'11" (1.98m x 1.50m)
Corrugated store.

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.

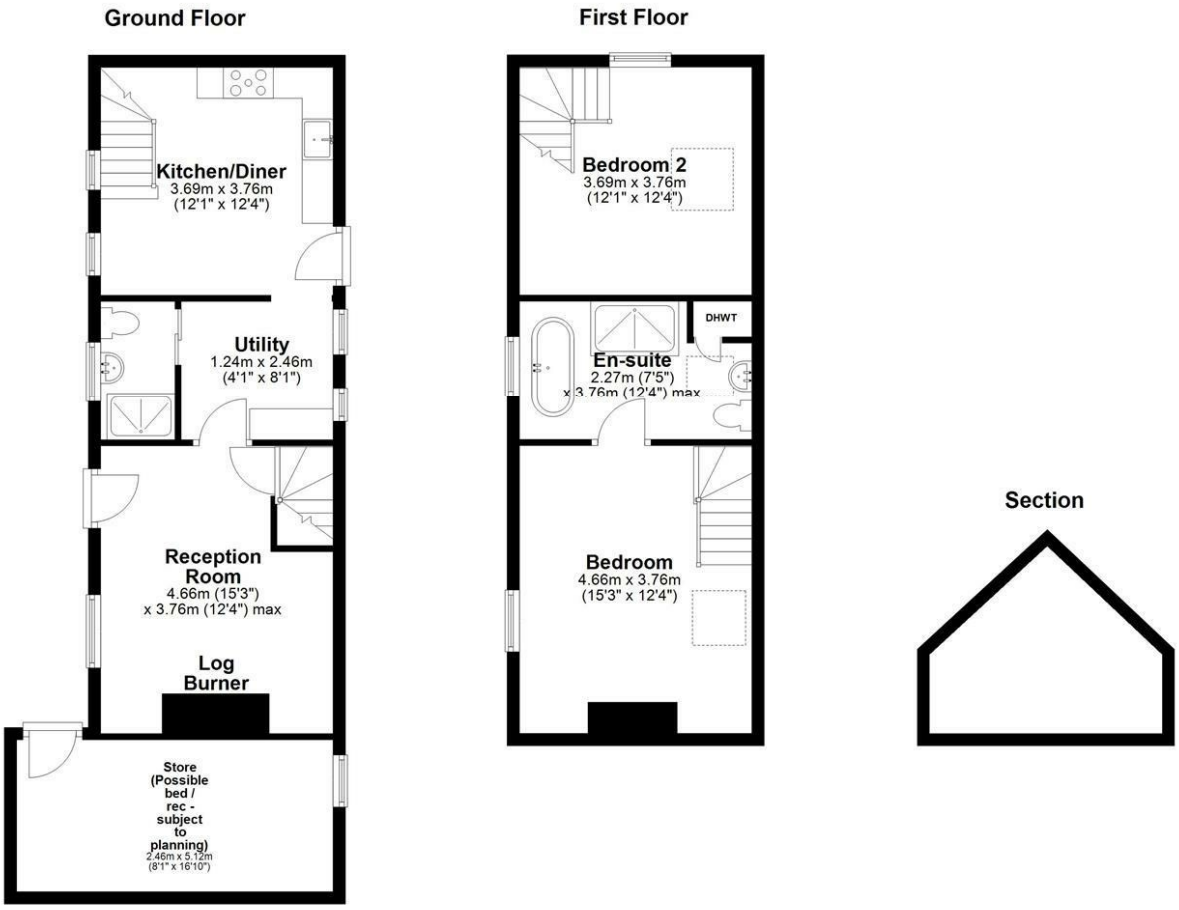
To Book a Viewing
Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

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.

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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.

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.

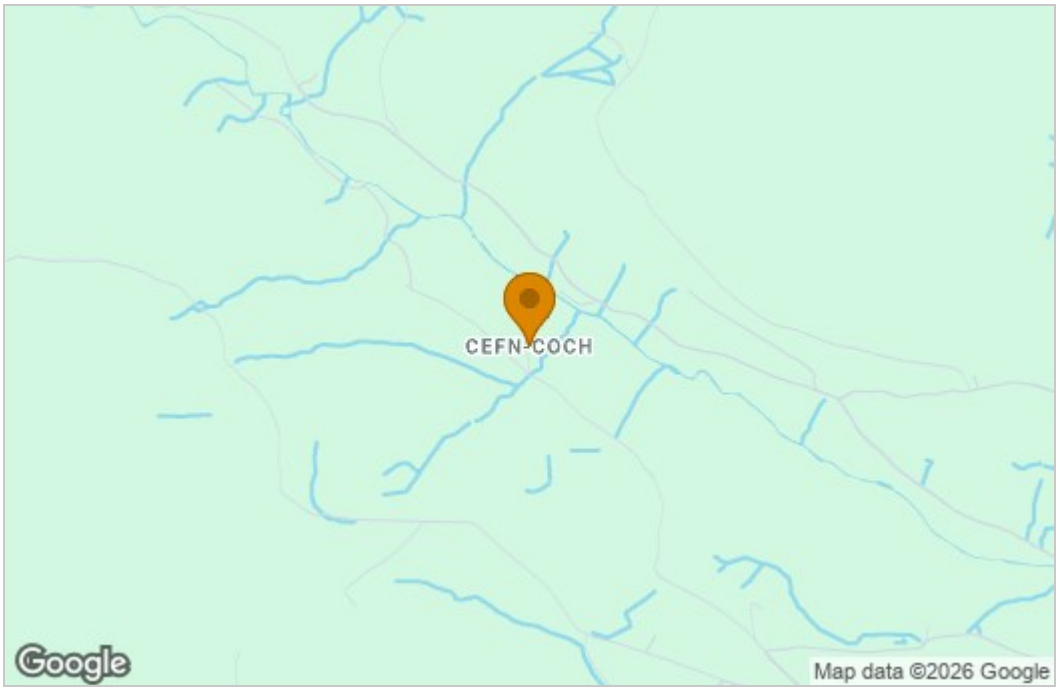
Floor Plan



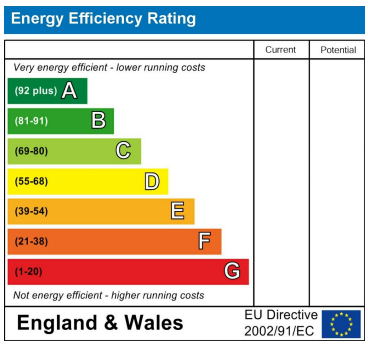
Artists impression, for illustration purposes only. All measurements are approximate.
Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

TegFan 2

Area Map



Energy Efficiency Graph



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