

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 Welshpool 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.

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

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 ensuite, with useful understairs storage cupboard.

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



This recently reddecorated galleried bedroom with original 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.

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.

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.

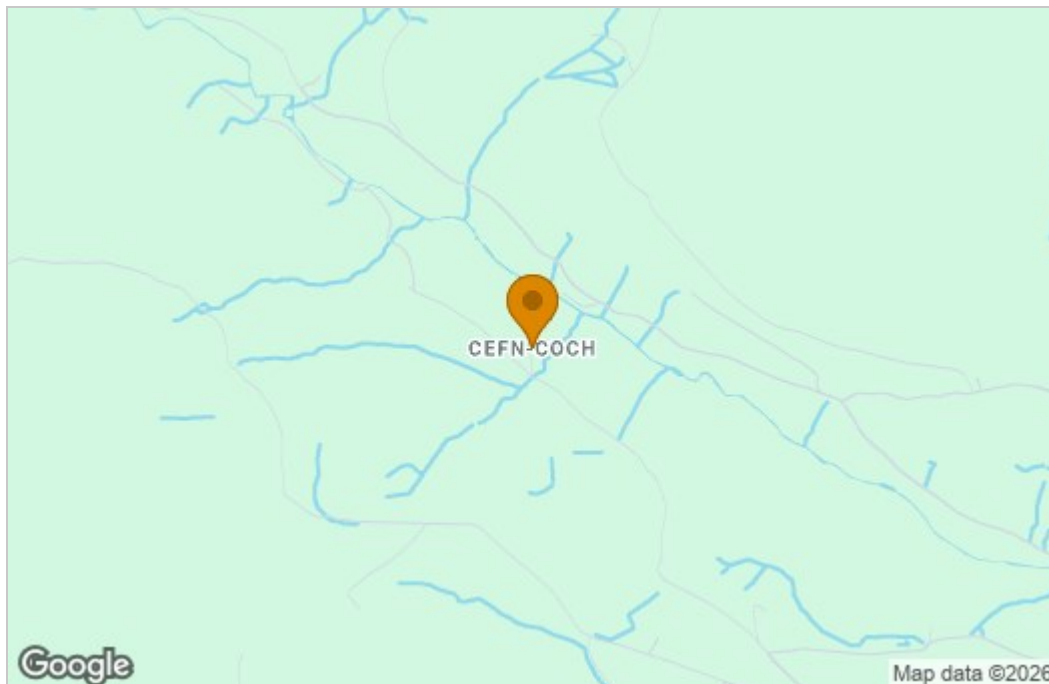
Floor Plan



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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