Town & Country

Estate & Letting Agents









11 Cae Vyrnwy, Llansantffraid, SY22 6BF

Offers In The Region Of £345,000

A beautifully presented and well-appointed four-bedroom home, offering spacious and versatile accommodation ideal for modern family living. The welcoming entrance leads through to a comfortable lounge featuring a log-burning stove and bifold doors opening onto the rear garden, while the impressive kitchen/dining room provides a bright and sociable space with windows to three elevations, a range of integrated appliances and breakfast bar. The ground floor also benefits from a useful utility room and cloakroom. To the first floor are four well-proportioned bedrooms, with Bedroom One benefiting from an en-suite, alongside a well-appointed family bathroom.

Externally, the property enjoys an attractive brick-paved driveway providing access to the detached single garage. The rear garden offers a patio, lawn and pergola, with established planting and pleasant views across the surrounding fields. There is also outside power and a tap, together with a useful gravelled area behind the garage.

The property is situated in the popular village of Llansantffraid, offering a peaceful setting while remaining within easy reach of the nearby market towns of Welshpool and Oswestry.

Overall, this is an appealing family home combining generous accommodation, attractive modern features and delightful countryside views.

Directions

Porch
The property benefits from a canopy porch with integrated lighting, providing a welcoming entrance.

Hallway



The welcoming entrance hallway is beautifully appointed with wood-effect flooring, a part-glazed front door, radiator, and staircase rising elegantly to the first floor.

Cloakroom



The stylishly appointed cloakroom features a contemporary low-level WC and wash hand basin with mixer tap, complemented by tiled flooring and an extractor fan.

Lounge 11'8" x 22'8" (3.57m x 6.91m)



The inviting lounge is bathed in natural light from the front-facing window, while elegant bifold doors provide a seamless connection to the rear garden. Beautiful wood flooring extends throughout the room, complemented by a striking log-burning stove set beneath an oak beam and framed by a tiled hearth, creating a wonderfully warm and characterful focal point. Further features include a radiator and TV point.

Additional Photo



Additional Photo



Additional Photo



Kitchen/Dining Room 8'10" x 22'8" (2.70m x 6.91m)



The generously proportioned kitchen/dining room provides a bright and sociable heart to the home, enjoying an abundance of natural light from windows overlooking the front, rear and side elevations. The kitchen is comprehensively fitted with a range of wall and base units, complemented by solid block worktops and a one-and-a-half bowl sink with mixer tap. A range cooker with stainless steel splashback and chimney-style extractor provides an impressive focal point, alongside an integrated dishwasher and fridge/freezer.

A breakfast bar creates an ideal setting for relaxed, informal dining, while tiled flooring, two radiators and recessed spotlights complete this well-appointed and inviting space.

Additional Photo



Utility Room 6'10" x 5'10" (2.10m x 1.80m)



The utility room benefits from tiled flooring, a range of wall and base units, and plumbing for a washing machine. The Worcester oil-fired boiler is housed within the room, while a part-glazed door provides access to the rear garden.

Landing



The spacious wrap-around landing provides a welcoming sense of space, with a front-facing window, built-in cupboard and loft hatch, along with access to the bedrooms and family bathroom.

Bedroom One 11'8" x 9'9" (3.57m x 2.98m)



Bedroom One is a generously proportioned double bedroom, enjoying a pleasant rear aspect through the rear-facing window. Beautiful wood flooring, a radiator and direct access to the en-suite shower room further enhance this well-appointed principal bedroom.

En-Suite

The en-suite is elegantly appointed with a low-level WC, wash hand basin with mixer tap and a dedicated shower enclosure with mains-fed shower. Part-tiled walls and tiled flooring create a stylish finish, complemented by an extractor fan and heated towel rail for added comfort.

Bedroom Two 8'9" x 9'9" (2.69m x 2.99m)



Bedroom Two is a bright and comfortable double bedroom, featuring a rear-facing window, attractive wood flooring and a radiator.

Bedroom Three 8'10" x 12'8" (2.70m x 3.87m)



Bedroom Three features a front-facing window and radiator.

Bedroom Four 11'8" x 9'1" (3.58m x 2.77m)



Bedroom Four is a well-proportioned room, featuring a front-facing window and radiator.

Bathroom



The family bathroom is well appointed with a rear-facing window, panelled bath with mixer tap and shower over, featuring two shower heads and a glass screen. There is also a wash hand basin with mixer tap, WC, heated towel rail, tiled flooring, extractor fan and spotlights.

Garage



The detached single garage provides excellent additional storage and parking, with an up-and-over door, power and lighting.

To the Front

The front of the property offers an attractive welcome, with a brick-paved driveway extending along the side and providing access to the garage. A paved pathway leads to the front entrance, beautifully complemented by decorative slate beds and established shrubs, creating an appealing first impression.

At the Rear



To the rear, the property enjoys a pleasant and enclosed garden, featuring a patio area, lawn and a pergola to the side. The garden is bordered by fence panelling and benefits from attractive views across the surrounding fields. There is also an outside tap and power point, along with a gravelled area situated behind the garage.

Additional Photo



Additional Photo



Additional Photo



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.

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.

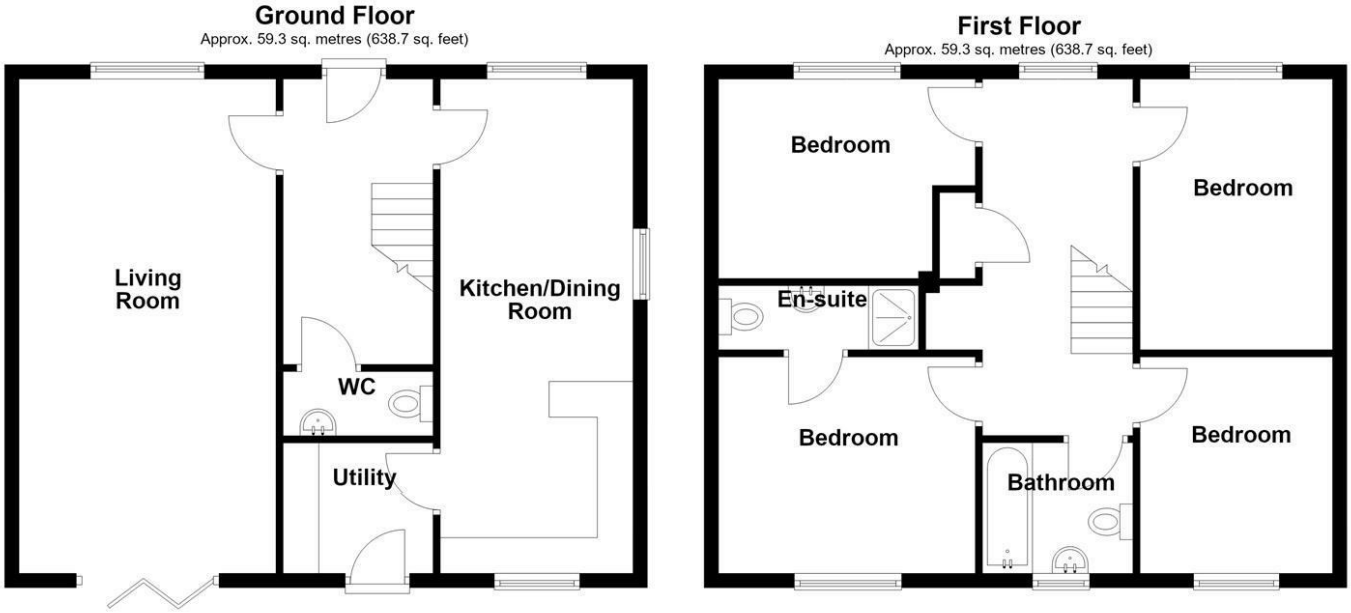
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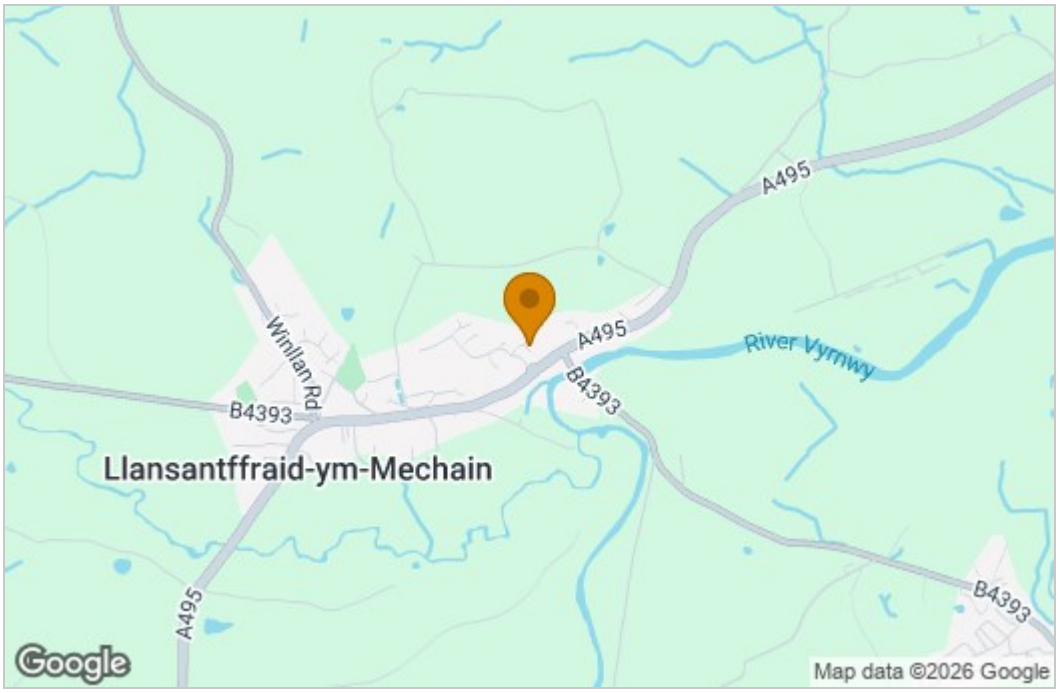
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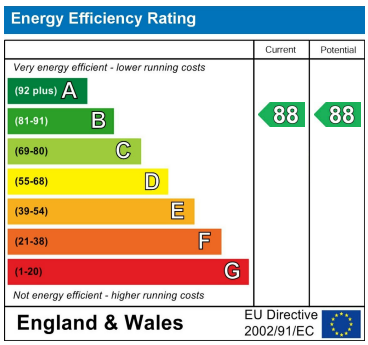
Floor Plan



Area Map



Energy Efficiency Graph



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