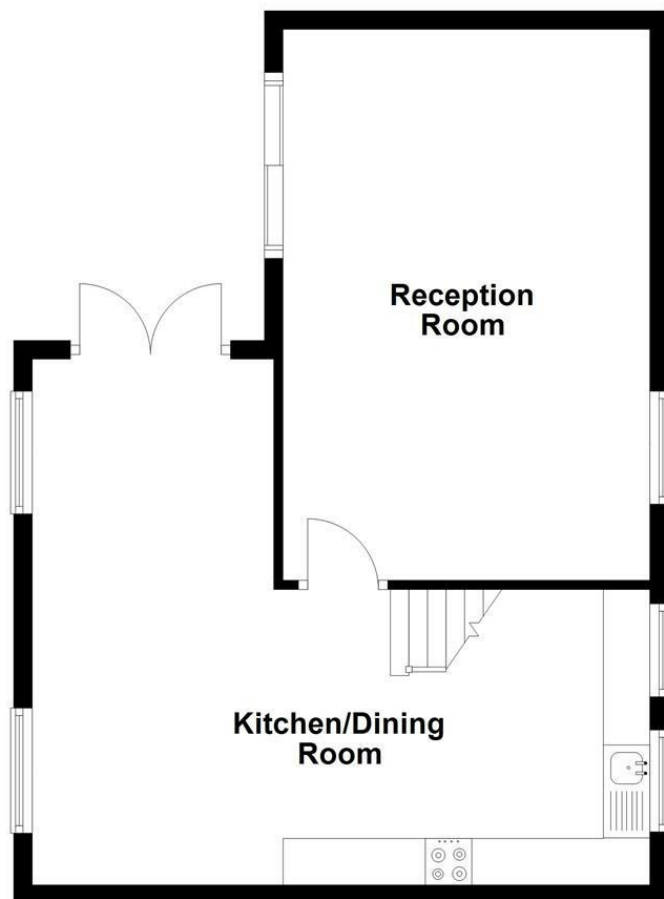


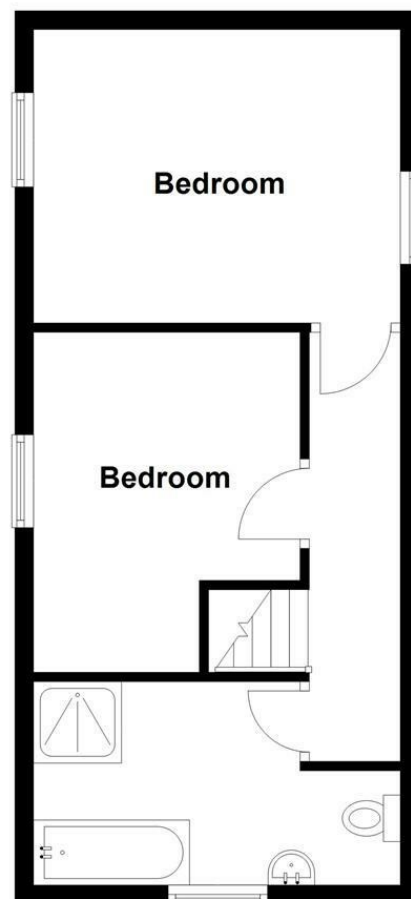
## Ground Floor

Approx. 51.7 sq. metres (556.1 sq. feet)



## First Floor

Approx. 36.4 sq. metres (391.6 sq. feet)



Total area: approx. 88.0 sq. metres (947.7 sq. feet)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## Caeglas , Meifod, SY22 6DN

### Offers in the region of £310,000

Welcome to this charming detached house located in the picturesque village of Meifod. This lovely property boasts 2 bedrooms, making it perfect for a small family or those looking for a cozy space to call home. The interior of the house is warm and inviting, with a homely feel that will make you never want to leave. Meifod is a delightful village with a strong sense of community, where you can enjoy leisurely strolls through the charming streets or relax in the local pub with a pint of ale. The surrounding countryside offers endless opportunities for outdoor activities, from hiking to picnicking in the lush green fields.

Don't miss out on the chance to make this beautiful detached house in Meifod your new home. It's a rare gem that combines the tranquility of village life with the comfort of modern living. Contact us today to arrange a viewing and start your journey to idyllic country living.

We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999  
**E:** sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

Woodhead Oswestry Sales and Lettings Ltd. Registered in England and Wales Company No. 7261707 VAT Reg. No. 101 222787

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Directions

From our Leg Street office continue onto onto Beatrice Street turning right into Castle Street following onto Welsh Walls Signposted Selattyn, turn left onto Upper Brook Street, at the traffic lights turn right onto Upper Church Street signposted Morda, at T-junction turn right onto the A483 signposted for Welshpool. At the Llyncllys Crossroads turn right onto the A495 signposted for Llansantffraid, turn left onto the A495 for Llansantffraid, at the mini roundabout continue along the A495, at The Lion public house branch right onto the B4393 signposted for Llanfyllin, Lake Vyrnwy, turn left signposted Welshpool and continue until you reach the village of Bwlch-y-Cibau. Just after the Stumble Inn Pub turn right on the corner and then first right onto Peniarth Road. Follow this lane for approximately two miles where the property will be seen on the left set up from the road. The sat nav will stop approximately 200 metres before the properties will be observed.

Location

The property is located in the village of Meifod, approximately 15 miles from the market town of Oswestry and 8 miles from the market town of Welshpool. The village of Meifod benefits from a primary school, village hall, public house, shop and post office. The village also has a range of sporting facilities including bowling green, tennis courts and rugby club. Welshpool has direct rail connections to the Midlands along with Gobowen, near Oswestry, which provides regular rail services to Chester, Liverpool, Birmingham and London.

Entrance

The property is accessed over a driveway providing ample off road parking.

Door into:

Kitchen/Dining Room

6.53m x 5.46m (21'5" x 17'10")

The large open plan room is fitted with a range of base and eye level wall units with worktop over, space for cooker with extractor hood over, stainless steel sink and drainer with mixer tap over and space and plumbing for washing machine and dishwasher. Front and rear aspect windows, two radiators and French doors leading to the front patio area. Laminate flooring and stairs to the first floor accommodation.

Living Room

5.7m x 3.75m (18'8" x 12'3" )

Rear aspect window, two radiators and laminate flooring. Feature brick fireplace with log burner inset and quarry tile floor. French doors to the front of the property.

First Floor

Landing with two rear aspect windows and radiator.

Door to:

Bathroom

The bathroom comprises a modern bathroom with panel bath with mixer tap over, double walk-in shower with two shower head attachments, wash hand basin with vanity unit below, low level flush WC and side aspect window. Radiator, laminate flooring and spot lighting. Extractor fan.



Bedroom One

3.03m x 3.85m (9'11" x 12'7" )

Spacious bedroom with front and rear aspect windows. Radiator.



Bedroom Two

2.62m x 3.37m (8'7" x 11'0" )

Front aspect window, laminate floor and radiator.



Externally

The gated driveway provides ample off road parking and leads to a paved patio area to the front perfect for entertaining with lawns, shrubbed beds and stunning countryside views all around. To the rear of the property is a double carport and shed providing storage.

Paddocks

The property benefits from two secure and enclosed fenced paddocks, one to the rear and the other to its side providing the potential buyer great outside space with ample opportunities.

Council Tax

The council tax band for the property is 'D' and the local authority is Powys County Council.

Tenure

We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

Misdescription Act 1991

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts .

Misrepresentation Act 1967

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested .

Viewings

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

Hours of Business

Monday - Friday 9.30am - 5.00pm  
Saturday 9.00am - 1.00pm  
Sunday Closed.