

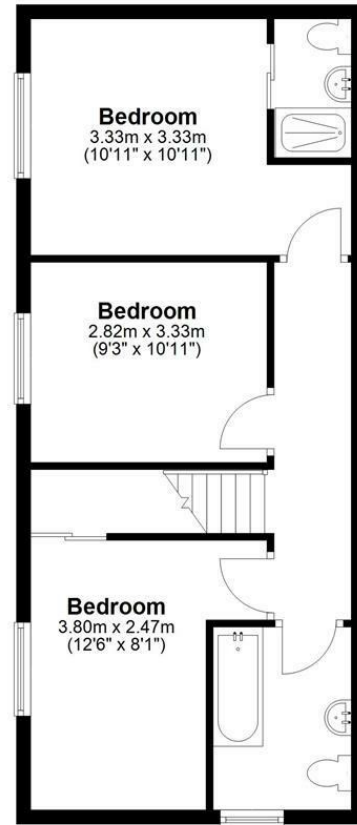


WOODHEAD
OSWESTRY SALES & LETTINGS

Ground Floor



First Floor



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.



Ysgubor Ystlumod , Meifod, SY22 6DN

£368,000

Welcome to this charming property located in the picturesque village of Meifod. This delightful house, built in 2020, boasts a modern design with 2 reception rooms and 3 spacious bedrooms, offering both comfort and convenience.

One of the standout features of this property is the ample parking space available for up to 4 vehicles, ensuring that you and your guests will never have to worry about parking. The large driveway adds to the appeal, providing easy access to the property.

Additionally, the recent installation of a sprinkler system, underfloor heating and a newly installed borehole adds value to the property, offering both safety and sustainability features that are highly sought after in today's market.

Whether you are looking for a family home or a peaceful retreat in the countryside, this property in Meifod has a lot to offer. Don't miss the opportunity to make this house your home and enjoy the tranquillity and comfort it provides.

Energy Efficiency Rating	
Current	Potential
	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	
74	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
(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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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



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



Directions

From our Woodhead Office, continue out of Oswestry town. at the mile end roundabout travel west towards Welshpool A483. at the Llynclys crossroads take right onto A495. continue for a short time through Llansantffraid-ym-Mechain. right onto A490 through Bwlch-y-cibau. after a short distance the property can be found on the left.

Covered slate roof oak Porch

Engineered oak porch with slate roof

Entrance Hall

3.574 x 2.341 (11'8" x 7'8")

The property is accessed into an entrance hall and then a utility room fitted with an oak worktop, stainless steel sink unit with mixer tap and space for washing machine and dryer. A new wood-tiled flooring has been fitted. The room has underfloor heating. Side aspect UPVC windows



Guest Cloakroom

1.155 x 2.068 (3'9" x 6'9")

Rear aspect UPVC window and low level WC, basin, loft hatch and extractor fan. A new wood tiled floor has been laid.

Lounge

3.755 x 4.633 (12'3" x 15'2")

Front and side aspect UPVC windows, wood burner, wood tiled flooring and underfloor heating



Gardens

Wrap around gardens also containing an oil tank, a shed housing sprinkler system, a further shed housing borehole, a patio seating area with a raised lawn giving scenic views

Kitchen/Diner

4.469 x 7.117 (14'7" x 23'4")

The kitchen to this charming property is smothered in light. from the front aspect floor-to-ceiling oak framed double-glazed windows. A range of eye and base units, boiler, new wood-tiled floor, stainless steel sink unit and mixer tap, underfloor heating, central kitchen island, oven and 4 ring electric hob and space for dishwasher, fridge/freezer complete the kitchen area with space for a sofa and table if desired.



Bedroom 1

3.269 x 4.534 (10'8" x 14'10")

Front aspect UPVC windows, carpet and a double radiator panels with thermostatic valve



En Suite

2.125 x 1.376 (6'11" x 4'6")

Rear aspect UPVC window, low-level wc, basin, shower cubicle and a heated towel rail

Bedroom 2

2.853 x 3.456 (9'4" x 11'4")

Front aspect UPVC windows, double panel radiator with thermostatic valve, a loft hatch and fitted carpet



Bedroom 3

3.764 x 2.593 (12'4" x 8'6")

Front aspect UPVC windows, a double panel radiator with thermostatic valve, floor-to-ceiling windows, fitted carpet and a built-in cupboard



Family Bathroom

1.952 x 2.762 (6'4" x 9'0")

Side aspect UPVC floor-to-ceiling windows, bath with shower over, basin, low level WC, tiled floor and a heated towel rail



SERVICES

We have been informed by the seller that the property benefits from borehole water: mains septic tank/ soak away: oil central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

HOURS OF BUSINESS

Monday - Friday 9.30am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.

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.

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 .

PARTICULARS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute or form any part of any contract. All measurements, areas and distances are approximate and floor plans and photographs are for guidance purposes only. Woodhead Sales and Lettings has no authority to make or give any representation or warranty whatsoever in relation to the property. If you are travelling some distance contact the office if you require any further information or clarification.