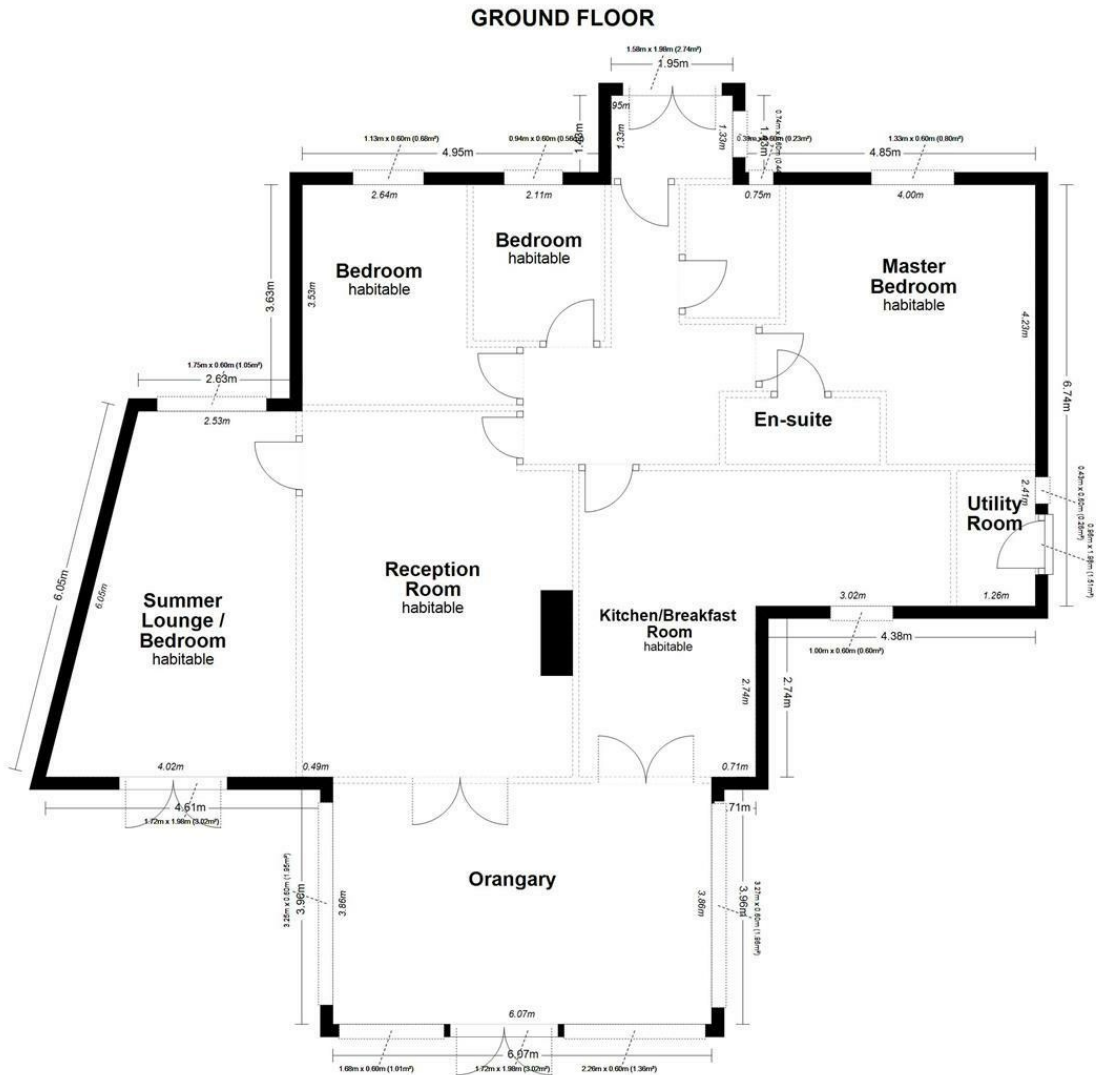


WOODHEAD
OSWESTRY SALES & LETTINGS



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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

6 Maes Yr Eglwys, Llansantffraid, SY22 6BE

Offers in the region of £425,000

Nestled in the charming village of Llansantffraid, this delightful detached bungalow on Maes Yr Eglwys offers a perfect blend of comfort and modern living.

With three spacious bedrooms and two well-appointed bathrooms and three inviting reception rooms, providing ample space for relaxation and entertaining. The property features generous parking along with a double garage, ensuring convenience and security. The thoughtful inclusion of insulation, ground source heat pump and solar panels reflects a commitment to energy efficiency.

With its spacious layout and modern amenities, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely bungalow your new home.



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**

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Directions

From Woodhead office proceed towards A483 Welshpool. At Llynclys crossroads turn right onto A495, proceed a short distance through Llansantffraid, right turn at The Lion Hotel, Winllan Road, right turn onto Maes-Y-Eglwys

Detached double garage

Twin up and over doors, power and lighting

Entrance Porch

1.823 x 1.370 (5'11" x 4'5")

Enclosed Porch, UPVC doors and windows, tiled floor

Entrance Hall

Large 'S' shaped room, loft hatch, double panel radiator, airing cupboard

Lounge

4.098 x 5.481 (13'5" x 17'11")

Rear aspect UPVC patio doors onto Conservatory. Open fire place, wooden floor, double panel radiator with thermostatic valve



Orangary

6.077 x 3.802 (19'11" x 12'5")

solid roof with large skylight, UPVC doors and windows with views over garden and fields



Sun Room

5.547 x 3.710 (18'2" x 12'2")

Front and rear aspect windows and doors, Under floor heating, double radiator with thermostatic valve,



Kitchen/ Breakfast room

2.599 x 3.811 (8'6" x 12'6")

Rear aspect over garden, UPVC windows and patio doors to Conservatory. Stainless steel sink unit, range of eye and base units, wooden flooring, electric hob and split oven,. integral dishwasher and fridge freezer, wine cooler. double radiator with thermostatic valve and breakfast table/bar



Utility Room

2.412 x 1.452 (7'10" x 4'9")

Side aspect UPVC door into Rear garden, space for further fridge freezer, dryer and washing machine, fuse board, coats hooks.

Principal Bedroom

3.752 x 4.407 (12'3" x 14'5")

Front aspect UPVC windows, wooden floor, built in wardrobes, radiator with thermostatic valve



En Suite

0.984 x 3.455 (3'2" x 11'4")

Tiled floor and walls, low level WC, basin, electric shower cubicle, extractor fan

Bedroom 2

2.160 x 3.574 (7'1" x 11'8")

Front aspect UPVC windows, wooden flooring, Double panel radiator, hot water tank



Bedroom 3

4.268 x 3.455 (14'0" x 11'4")

Front aspect UPVC windows, wooden floor, built in wardrobes



Family Bathroom

1.495 x 2.538 (4'10" x 8'3")

Front aspect frosted UPVC windows, low level WC, basin, bath, tiled floor and walls, single panel radiator with thermostatic valve



Rear Garden

viewings over fields and trees. decking area, Patio and lawn



COUNCIL TAX

The council tax band for the property is 'E' and the local authority is Powys.

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 .

SERVICES

We have been informed by the seller that the property benefits from mains water: mains drainage: electric central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.