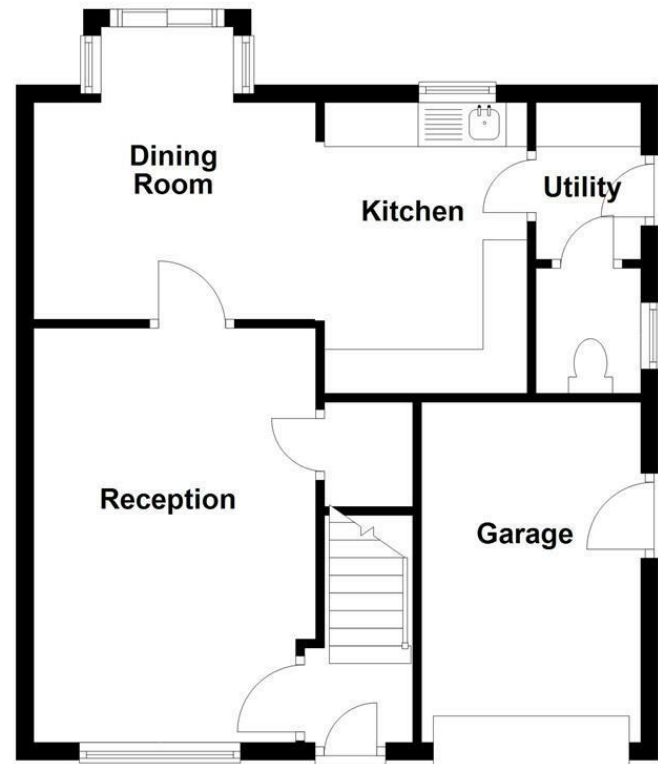
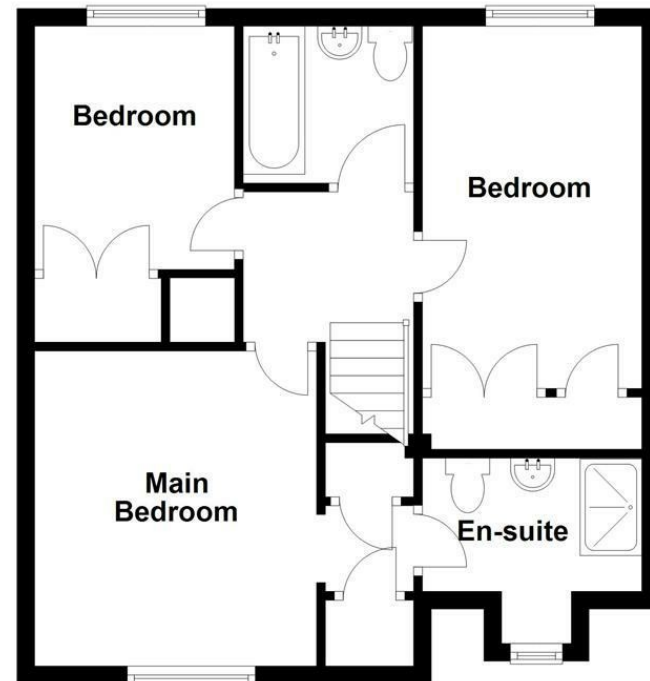


Ground Floor



First Floor



Total area: approx. 99.6 sq. metres (1072.1 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.

3 Lon Maldwyn, *



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(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		82
(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	



3 Lon Maldwyn, Llansantffraid, SY22 6FH

Offers in the region of £279,950

Woodhead Sales and Lettings are delighted to present this spacious family home located in the much sought after village of Llansantffraid. This delightful detached house on Lon Maldwyn offers a perfect blend of modern living and comfort. Built in 2007, the property boasts a contemporary design that is both stylish and functional.

Inside, you will find two spacious reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The layout is thoughtfully designed to create a warm and inviting atmosphere throughout the home. With three well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office.

The property features two bathrooms, providing convenience and privacy for all occupants. This is particularly beneficial for busy mornings or when hosting visitors.

Outside, the house offers parking for up to three vehicles, ensuring that you and your guests will never have to worry about finding a space. The surrounding area is peaceful and picturesque, making it an ideal location for those who appreciate the beauty of the Welsh countryside.

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 Woodhead office travel to village of Llansanffraid, at the mini roundabout at the petrol station take the second exit, up the hill, over speed humps, turn right and second property on left, identified by our board

Entrance Hall

1.300 x 1.162 (4'3" x 3'9")

UPVC front door, laminate wood flooring and single panel radiator with thermostatic valve

Guest Cloakroom/WC

1.470 x 1.420 (4'9" x 4'7")

Side aspect frosted UPVC windows, Low level WC, hand wash basin, single panel radiator with thermostatic valve

Lounge

3.170 x 4.854 (10'4" x 15'11")

Front aspect UPVC windows, single panel radiator with thermostatic valve, electric fire, laminate wood flooring, under stairs storage cupboard



Kitchen / Diner

5.622 x 3.348 (18'5" x 10'11")

Rear aspect patio doors and windows, range of eye and base level units, stainless steel unit and mixer tap, integral dishwasher, oven and hob, single panel radiator with thermostatic valve. Floor tiles in Kitchen area, laminate wood flooring for Dining room.



Utility room

1.370 x 1.771 (4'5" x 5'9")

Side aspect UPVC half glazed external door, tiled floor, worktop and eye level cupboards, space for washing machine, dryer and fridge freezer

Stairs and landing

Airing cupboard, loft hatch and fitted carpet

Principal Bedroom

3.750 x 4.442 (12'3" x 14'6")

Front aspect windows, single panel radiator with thermostatic valve, 2 built in cupboards and fitted carpet,



En suite

2.867 x 2.374 (9'4" x 7'9")

Front aspect UPVC frosted windows, single panel radiator with thermostatic valve, shower cubicle, low level WC, hand wash basin, tiled flooring



Bedroom 2

4.621 x 2.589 (15'1" x 8'5")

Rear aspect windows, single panel radiator with thermostatic valve, fitted carpet and 2 wardrobes



Bedroom 3

2.281 x 3.083 (7'5" x 10'1")

Rear aspect windows, single panel radiator with thermostatic valve, built in wardrobes, fitted carpet



Family Bathroom

1.960 x 2.073 (6'5" x 6'9")

Rear aspect windows, single panel radiator with thermostatic valve, tiled flooring, bath, low level WC and hand wash basin



Garage

2.707 x 5.181 (8'10" x 16'11")

Up and over door, side pedestrian door, solid floor, boiler and fuse board

Front

Driveway for several vehicles and garage



Rear Garden

Lawns and seating area with side access on both sides.



TENURE

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

SERVICES

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

COUNCIL TAX

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

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.

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.