

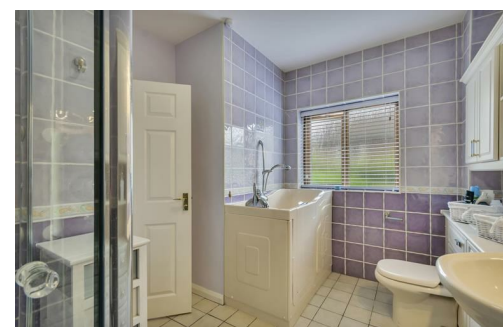
Ground Floor



Total area: approx. 157.7 sq. metres (1697.2 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.

2 Llwyn y Garth



2 Llwyn Y Garth, Llanfyllin, SY22 5JZ

Offers in the region of £431,000

Woodhead Sales and Lettings are proud to bring to market 2 Llwyn y Garth. Nestled in the charming town of Llanfyllin, this modern detached bungalow on Llwyn Y Garth offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful retreat. The two reception rooms provide ample space for relaxation and entertaining, allowing you to create a warm and inviting atmosphere for family gatherings or quiet evenings in.

The bungalow boasts two bathrooms, ensuring that morning routines run smoothly for everyone in the household. The modern design and layout of the property enhance its appeal, making it a wonderful place to call home.

Outside, you will find parking space for two vehicles, adding to the practicality of this lovely residence. The surrounding area is known for its picturesque landscapes and friendly community, making it an ideal location for those who appreciate the beauty of rural living while still being within reach of local amenities.

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	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	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**

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Entrance Porch

Large storm porch overlooking front garden

Entrance Hall

4.103 x 2.284 (13'5" x 7'5")

Wooden double glazed door, fitted carpet, radiator with thermostatic valve

Lounge

6.421 x 5.093 (21'0" x 16'8")

Front and side aspect windows providing countryside views, open plan into dining room, 2 radiators with thermostatic valves, Fireplace and gas fire, fitted carpet



Dining room

4.540 x 3.474 (14'10" x 11'4")

Rear aspect windows, radiator with thermostatic valve, fitted carpet, wooden pation doors into conservatory



Conservatory

3.504 x 3.496 (11'5" x 11'5")

Rural and garden views on three sides, tiled floor, radiator with thermostatic valve

Kitchen / Breakfast room

4.38 x 3.08 (14'4" x 10'1")

Kitchen / Breakfast Room - Rear aspect windows, tiled floor, radiator with thermostatic valve, range of eye and base units, sink and mixer, central island with hob and extractor and built in microwave/oven combination, integrated fridge, dishwasher, oven, pull out larder and space for kitchen table.



Utility

2.746 x 2.620 (9'0" x 8'7")

Stainless steel sink unit with taps, radiator with thermostatic valve, tiled floor, space for washing machine, dryer and fridge/ freezer. Rear aspect door and window, boiler, built in cupboard, worktop and eye units



Bedroom Corridor

6.799 x 1.767 (22'3" x 5'9")

Corridor to serve the bedrm and bathrooms

Bedroom 1

4.241 x 3.535 (13'10" x 11'7")

Rear aspect windows, built in wardrobes and fitted carpet



En-suite

2.782 x 3.530 (9'1" x 11'6")

Rear aspect frosted windows, low level WC, hand basin, bath and separate shower cubicle, tiles floor and walls, radiator with thermostatic valve



Bedroom 2

3.142 x 3.885 (10'3" x 12'8")

Front and rear aspect windows, built in wardrobes, radiator with thermostatic valve and fitted carpet



Bedroom 3

3.035 x 2.614 (9'11" x 8'6")

Front aspect windows, fitted carpet, radiator with thermostatic valve and built in wardrobes



Family Bathroom

2.615 x 2.095 (8'6" x 6'10")

Front aspect frosted windows, radiator with thermostatic valve, tiled floor and walls, low level WC, hand basin, bath and shower cubicle



Garage

6.183 x 4.681 (20'3" x 15'4")

Electric up and over doors, rear aspect windows, solid floor, power and lighting

Garden

large seating area, wrap around borders and driveway

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: gas 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 'F ' 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.