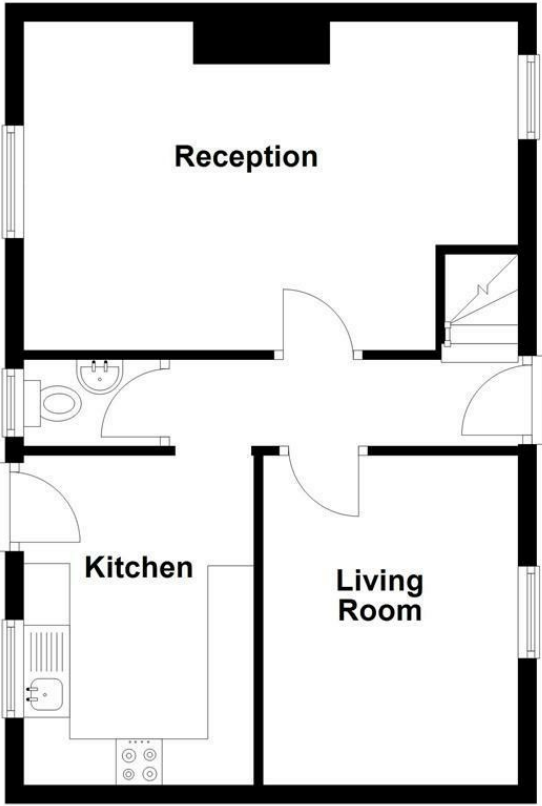


WOODHEAD
OSWESTRY SALES & LETTINGS

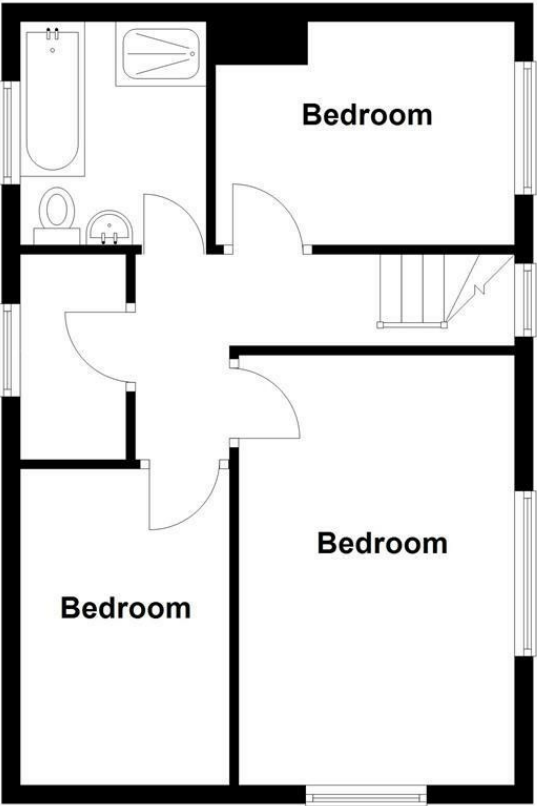
Ground Floor

Approx. 44.5 sq. metres (479.2 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.2 sq. feet)



Total area: approx. 89.0 sq. metres (958.4 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.

Y Fron KAD, *



Y Fron , Llanfyllin, SY22 5ES Offers in the region of £269,950

Nestled in the charming town of Llanfyllin, this delightful semi-detached house, built in 1925, offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it a wonderful home for gatherings with friends and family.

The property features a well-appointed bathroom, ensuring convenience for all residents. The semi-detached design allows for a sense of privacy while still being part of a friendly community. Additionally, there is parking available for one vehicle, which is a valuable asset in this picturesque area.

Llanfyllin is known for its stunning countryside and vibrant local amenities, making it an excellent choice for those who appreciate both tranquility and accessibility. This home presents a fantastic opportunity to enjoy comfortable living in a beautiful setting. Whether you are looking to settle down or invest, this property is certainly worth considering.

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	81

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	



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Entrance Hall
1.433 x 2.924 (4'8" x 9'7")
Enter this charming property through a period wooden door with fitted carpet and wall mounted temp control

Guest Cloakroom
1.080 x 4.063 (3'6" x 13'3")
Original rear obscured windows , low level WC and tiled floor

Lounge
2.468 x 5.399 (8'1" x 17'8")
Dual front and rear aspect windows, understairs cupboard, radiator, fitted carpet and open fireplace



Dining Room
3.049 x 3.573 (10'0" x 11'8")
Front and side aspect windows and fitted carpet



Kitchen
3.383 x 2.560 (11'1" x 8'4")
Rear aspect windows and door to rear porch. Range of eye and base units, integral oven and hob, fridge freezer, washing machine and heated towel rail



Stairs and Landing
Fitted carpet and Loft hatch,

Bedroom 1
4.653 x 3.445 (15'3" x 11'3")
Front and side aspect windows, fitted carpet and radiator



Bedroom 2
2.492 x 3.451 (8'2" x 11'3")
Front aspect windows, radiator and fitted carpet



Bedroom 3
3.443 x 2.577 (11'3" x 8'5")
Rear aspect windows, radiator and fitted carpet



Dressing Room
1.540 x 1.492 (5'0" x 4'10")
Rear obscured windows, built in cupboards and fitted carpet

Family bathroom
2.511 x 2.297 (8'2" x 7'6")
Rear aspect windows, radiator, wood effect flooring, shower cubicle, bath, hand basin and low level WC



Rear Garden
Rear courtyard effect with flower borders, gate to detached single garage (modern up and over door) and brick built shed complete with utility room (fitted with work top, sink unit, tiled floor) a low level WC and wood store,



Front Garden
Terraced lawns and borders



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: electric 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 'D' 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.