



Total area: approx. 167.2 sq. metres (1799.5 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.

Tynllwyn 2



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		

Tynllwyn , Oswestry, SY10 0BZ

Offers in the region of £530,000

No onward chain. Woodhead Sales and Lettings are delighted to present this five bedroom detached home to the market. Benefitting from: oil central heating; 2 bathrooms; 2 reception rooms, converted stables with additional outbuildings and 1.45 acres of land suitable for a variety of uses; countryside views, stream and proximity to a waterfall listed as one of the seven wonders of Wales. Viewings highly recommended to appreciate the sought after location and accommodation

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's office, take A483 towards Welshpool, turn right at Llynclys cross roads on A495. continue on B4396 towards Bala, on entering Llanrhaeadr Ym Mochoant Village centre, turn right at Waterfall street. Keep going for about three miles. after passing a white house on you right continue for another 100 metres, then turn left down a stonewall lined lane. At the bottom cross a metal bridge. Immediately left is the single detached garage. Continue along the stone track and after a few hundred metres the house and the grounds come into view.

Entrance Hall

3.166 x 2.964 (10'4" x 9'8")

Enter this 16-18th century house through a storm porch into a welcoming hallway with wood flooring, single panel radiator with thermostatic valve, understairs storage cupboard

Lounge

4.06 x 5.00 (13'4" x 16'5")

Dual aspect windows to front and rear aspects, wood flooring and radiator with thermostatic valve, doors leading to a wrap around terrace with a 5 seat jacuzzi to the rear.



Sitting room

4.14 x 3.74 (13'7" x 12'3")

Side aspect windows, log burner set in a stone fire place and stone slab flooring



Kitchen/Diner

3.16 x 4.67 (10'4" x 15'4")

Front and rear aspect windows, range of eye and base units, inglenook fireplace with original bread oven, oil fired AGA oven and heating unit, integral dishwasher, 1 1/2 Belfast sink, walk in larder with shelves and space for fridge freezer



Utility

2.15 x 2.43 (7'1" x 7'12")

Rear aspect windows, wood effect flooring, warm flow water tank unit, Belfast sink and eye level units. space for washing machine and dryer

Ground floor Bathroom

2.26 x 2.04 (7'5" x 6'8")

Side aspect windows, tile flooring, hand basin, low level WC, shower cubicle and bath with tile flooring



Stairs and Landing

Front aspect window and fitted carpet. loft hatch

Bedroom 1

4.32 x 3.04 (14'2" x 9'12")

Side aspect windows, wood flooring, single panel radiator with thermostatic valve and fire place



Bedroom 2

4.12 x 3.07 (13'6" x 10'1")

Side aspect windows, wood flooring, radiator with thermostatic valve, fire place and feature stone wall



Playroom/ Office

3.19 x 5.23 (10'5" x 17'1")

Front aspect windows, fitted carpet, radiator with thermostatic valve



Bedroom 3

2.79 x 2.46 (9'2" x 8'1")

Front and side aspect and ceiling windows, fitted carpet, single panel radiator with thermostatic valve

Bedroom 4

2.74 x 2.58 (8'12" x 8'6")

Side aspect window, fitted carpet, single panel radiator with thermostatic valve

Bedroom 5

2.42 x 2.61 (7'11" x 8'7")

Rear aspect windows, fitted carpet, radiator with thermostatic valve,

Family Bathroom

1.52 x 2.59 (4'11" x 8'5")

Ceiling windows, tiled floor and walls, hand basin, shower cubicle, low level WC and heated towel rail

Gardens

The grounds have many rural views and features contained in the enclosed 1.45 acre plot, bounded by fields and stream below. A gravel driveway with parking and turning area for several vehicles, patio area including a covered jacuzzi. vegetable plot with 12 beds, goat enclosure, field shelter, poly tunnel, garden shed, oil tank, water treatment plant and large lawn area.



Converted Stables



Entrance Hall

With coat and shoe rack and wood effect flooring

Open plan Kitchen/ Diner/ Reception room

4.39 x 5.60 (14'5" x 18'4")

Front and rear aspect doors and windows, eye and base level units, twin ovens, tiled floor, integral fridge freezer, dishwasher, hob and extractor

Long Room/ Sunroom

11.48 x 2.22 (37'8" x 7'3")

Rear aspect onto fields, patio doors and windows, electric heaters, log burner and night kitchen area

Utility

Sink, space for washing machine and dryer and cornet combination unit boiler

Bathroom

1.817 x 2.025 (5'11" x 6'7")

Hand basin, corner shower cubicle, heated towel rail, low level WC,

Bedroom 1

3.550 x 2.677 (11'7" x 8'9")

Rear aspect windows, built in cupboards, tiled floor

Bedroom 2

4.171 x 3.193 (13'8" x 10'5")

Separate Entrance, front aspect windows and electric heating

Bedroom 3

3.851 x 3.923 (12'7" x 12'10")

Separate entrance, front aspect windows, wood effect flooring and electric heating

En suite

Corner shower cubicle, hand basin, low level WC and tiled floor

Two bay workshop

TENURE

We have 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 spring water: septic tank: 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 '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.