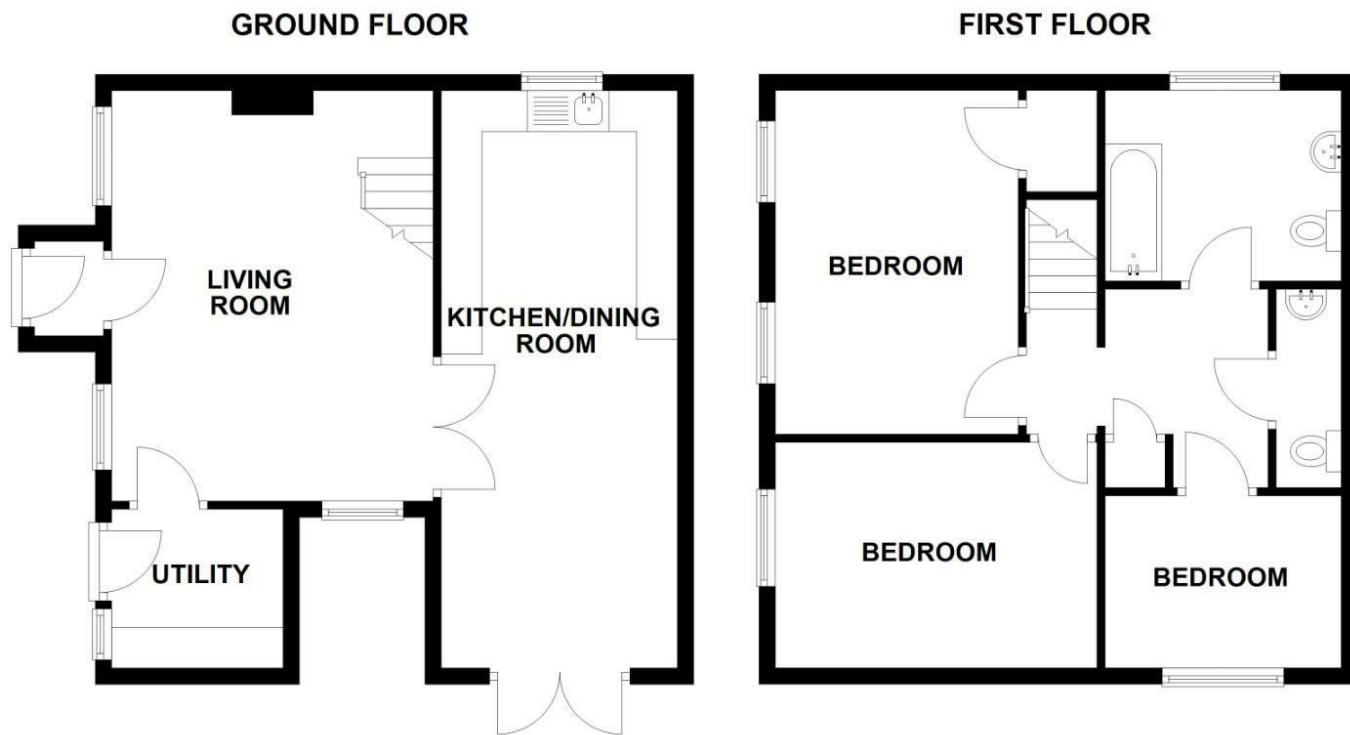


FOR SALE



Honeysuckle Cottage, 3 Tanat Cottage Llanyblodwel, Oswestry, Shropshire, SY10 8ND



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.



FOR SALE

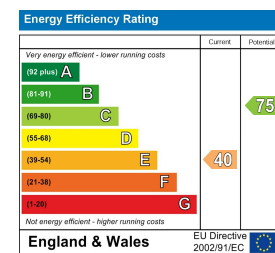
Offers in the region of £295,000

Honeysuckle Cottage, 3 Tanat Cottage Llanyblodwel, Oswestry, Shropshire, SY10 8ND

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Period cottage, Honeysuckle cottage is situated in the popular village of Llanyblodwel close to Oswestry and Welshpool. The cottage comprise entrance porch, large lounge with wood burning stove, open plan kitchen/diner, utility room, landing, three bedrooms, bathroom and W.C.. Externally there is plenty of parking, large garage/workshop, wood stores, patio seating area and lawned area that backs onto farmland with lovely rural views. The property has double glazing, solar PV panels, large single garage and oil fired heating.



01938 555 552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Countryside Cottage with Three Bedrooms**
- **Kitchen/Diner, Lounge with Wood Burning Stove**
- **Large Garage, Ample Parking Area and Wood Stores**
- **Rural Location with Farmland Views**
- **Close Proximity to Oswestry or Welshpool**
- **Viewing Highly Recommended**

Kitchen/Dining Room

23'2 x 10'3 narrowing to 8'9
Fitted with a range of Oak fronted wall and base units with laminate roll top work surfaces, gas hob, electric double oven, double glazed window, stainless steel sink drainer unit with mixer tap, plumbing and space for washing machine, space for fridge freezer, tiled splashbacks, timber floor covering, central heating radiator, exposed ceiling beams, central heating radiator, two wall light points.

Utility Room

Having Oil fired boiler, tiled floor, door to the front elevation, loft access.

Landing

With shelved storage cupboard.

Bedroom One

13'9 x 10'2
Two double glazed windows to the front elevation, exposed ceiling beams, two wall lights points, central heating radiator, storage cupboard.

Bedroom Two

13'2 x 8'5
Double glazed window to the front elevation, exposed ceiling beams, central heating radiator.

Bedroom Three

10'3 x 9'6
Double glazed window to the side elevation, central heating radiator, loft access.

Bathroom

Fitted with a white suite comprising bath with electric shower over, low level W.C., pedestal wash hand basin, central heating radiator, frosted double glazed window and part tiled walls.

W.C.

Having pedestal wash hand basin, low level W.C., tiled walls, central heating radiator.

Externally

The property has a large gravelled parking area with gated to further gravelled parking area. There are three wood stores, steps lead up to lawned area with rural views and paved patio area.

To the rear there is a paved patio, oil tank, outside tap, courtesy lights, further shed with power and light.

Garage

20'2 x 17'0
With power and light, work bench, storage cupboard and electrically operated up and over door.

Agents Notes

This property has private drainage via a septic tank.

Services

Mains electricity, water and oil central heating are connected at the property, there is private drainage via a septic tank. None of these services have been tested by Halls.

Local Authority/Tax Band

Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.
The property is in band 'B'

Viewings

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552.
Email: welshpool@halls.gb.com

Directions

Postcode for the property is SY10 8ND

What3Words Reference is [reli.ies.cubic.year](https://www.what3words.com/reli.ies.cubic.year)

Money Laundering

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

Websites

Please note all of our properties can be viewed on the following websites:
www.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com