

**FOR SALE**

Offers in the region of £255,000

Ivy Cottage Winllan Road, Llansantffraid, SY22 6AH

A wonderful opportunity to purchase a period cottage situated in a Welsh borderland village. The property is fully of character and charm and must be viewed to be appreciated. Warmed by oil fired central heating and comprising; Reception Hall, Cloakroom, Living Room, Kitchen Dining Room, Shower Room, First Floor Occasional Bedroom/Landing, Bedroom with Ensuite WC, Bedroom, Garden to the Side and Rear, Private Car Parking area.





- **Period Village Cottage**
- **Parking and Gardens**
- **Oil Fired Central Heating**
- **Character Features**
- **No Onward Chain**
- **Viewing Recommended**

LOCATION

The village of Llansantffraid is a thriving village with a School, Doctors Surgery, Restaurants, Hotel, Public House and shops and is within easy reach of arterial roads.

The market town of Oswestry provides a good range of shopping and leisure facilities and affords easy access to the A5 trunk road which allows daily travelling to Shrewsbury and Telford to the South and Wrexham, Chester and the Wirral to the Northwest.

RECEPTION HALL

With radiator and access through to:

CLOAKROOM

Comprising a two piece suite providing a low level W.C., wash hand basin, radiator, quarried tiled floor.

LIVING ROOM

15'5 x 13'10 (4.70m x 4.22m)

A room full of character comprising a feature inglenook style fireplace with brick surround and oak beam over inset stove, windows to the front elevation, exposed ceiling beams, quarry tiled floor.

KITCHEN/DINING ROOM

17'5 x 14'3 (5.31m x 4.34m)

The Kitchen has been recently refitted with a range of fitted base with worktops over, space for fridge freezer, plumbing and space for dishwasher, four ring hob, windows to the front and rear elevations, door leading out to the Courtyard Garden, opening around to;

The dining area benefits from a feature AGA, window to the front elevation, pantry cupboard, staircase leading to the First Floor.

GROUND FLOOR SHOWER ROOM

Comprising a two piece suite providing a walk-in electric shower area, wash hand basin, radiator, window to the side elevation, airing cupboard with space and plumbing for a washing machine, extractor fan.

FIRST FLOOR OCCASIONAL BEDROOM/LANDING AREA

With window to the front elevation, exposed floorboards, ceiling beam.

BEDROOM ONE

17'5 x 13'7 (5.31m x 4.14m)

With UPVC double glazed window to the front and rear elevation, radiator, exposed floorboards.



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



2 Bedroom/s



2 Bath/Shower
Room/s



ENSUITE W.C.

Comprising a two piece suite providing a low flush WC, wash hand basin, radiator, extractor fan.

BEDROOM TWO

10'5 x 9'10 (3.18m x 3.00m)

With UPVC double glazed window to the rear elevation, recessed wardrobes providing a good amount of hanging and storage space, radiator, exposed floorboards, ceiling beams.

GARDENS AND GROUNDS

From the road level a drive leads to the side of the property providing parking. A gate leads around to the Courtyard Garden and steps lead to the Raised Sitting Area.

.. The raised sitting area is bordered by various plants, shrubs and bushes and benefits from a partial view of the hills in the distance.

.. The Courtyard Garden is a notable feature being enclosed with access to the Stores and Kitchen. This area, is ideal for outside dining.

STORE ONE

Housing a floor mounted oil Worcester fired boiler.

STORE TWO

Providing additional appliance and storage space.



HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. 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. Appropriate examples; passport/photographic driving license and a recent utility bill.

SERVICES

Mains electricity, water and oil central heating are connected at the property. None of these services have been tested by Halls.

LOCAL AUTHORITY/TAX BAND

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001

The property is in band 'C'

VIEWINGS

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

DIRECTIONS

Postcode for the property is SY22 6AH

What3Words Reference is ///retire.bounding.totally



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.hallsgb.com

www.rightmove.co.uk

www.onthemarket.com

FOR SALE

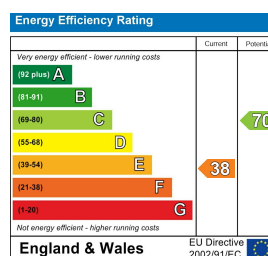
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely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



01938 555 552

Welshpool Sales

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