

# 4 Maes Y Llan Llansantffraid SY22 6BQ



**3 Bedroom Bungalow - Detached**  
**Offers In The Region Of £339,500**

## The features

- IMPRESSIVE 3 BEDROOM DETACHED BUNGALOW
- QUIET CUL DE SAC LOCATION BORDERED BY OPEN FARMLAND
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH GARAGE AND AMP;LE PARKING
- VIEWING ESSENTIAL.
- ENVIABLE SELF SUFFICIENT VILLAGE LOCATION
- RECEPTION HALL, LOUNGE, KITCHEN/DINING ROOM, CONSERVATORY
- 2 FURTHER BEDROOMS AND BATHROOM
- LOVELY ESTABLISHED GARDEN BORDERED BY FIELDS
- EPC RATING E



**\*\*\* EXCELENT DETACHED BUNGALOW WITH RURAL OUTLOOKS \*\*\***

Tucked away in a quiet cul de sac location bordered by farmland with open views, this immaculately presented, 3 bedroom detached bungalow is perfect for those looking to downsize.

Occupying an enviable position on the edge of this popular self sufficient village ideally placed for commuters with ease of access to Shrewsbury, Oswestry and Welshpool.

The accommodation which must be viewed to be fully appreciated briefly comprises Reception Hall, good sized Lounge, Kitchen/Dining Room, Conservatory, Utility Room, Principal Bedroom with en suite, 2 further Bedrooms and Bathroom.

The property has the benefit of central heating, double glazing, driveway with parking, garage and lovely well maintained gardens offering a good level of privacy and bordered by farmland.

Viewing essential

## Property details

### LOCATION

Occupying an enviable position on the edge of Llansantffraid providing easy access to Oswestry, Shrewsbury and Welshpool. The village of Llansantffraid has a school, petrol station, convenience stores, public houses, shops, veterinary surgery and restaurant. Easy access to the larger market towns of Oswestry and Llanfyllin which are located approximately 8 miles in either direction where there is a wider selection of schools, shopping and leisure facilities.

Llansantffraid is ideally situated for accessing the main road networks yet offers delightful countryside living.

### RECEPTION HALL

Covered entrance with door opening to L-shaped Reception Hall, Airing Cupboard, storage heater. Glazed door with side screen opening to

### LOUNGE

A generous sized room having window overlooking the front, feature fireplace housing ornamental electric fire, media point, storage heater.

### KITCHEN/DINING ROOM

Attractively fitted with range of cream fronted shaker style units incorporating single drainer sink with mixer taps set into base cupboard further range of cupboards and drawers with work surfaces over and integrated fridge. Inset 4 ring hob with extractor hood over and deep pan drawers beneath and built in double oven and grill with cupboards above and below, recessed ceiling lights, window overlooking the garden. Peninsular divide to the Dining Area storage heater, tiled flooring throughout and sliding patio doors to

### CONSERVATORY

Being of brick and sealed unit double glazed construction with clear glass roof providing a lovely aspect over the garden and adjoining open fields, tiled floor.

### UTILITY ROOM

with space for range of appliances including dishwasher, washing machine, fridge/freezer. Tiled surrounds, eye level wall units, window and door to garden and personal door to Garage.

### PRINCIPAL BEDROOM

with window overlooking the rear garden. Excellent range of fitted bedroom furniture including bed head recess with over head storage units and bedside cabinets dressing table and wardrobes. Storage heater.

### EN SUITE SHOWER ROOM

with shower cubicle with electric shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

### BEDROOM 2

with window to the front, again well fitted with bedroom furniture including bed head recess with over head storage units and bedside cabinets dressing table and wardrobes. Storage heater.

### BEDROOM 3

with window to the front, fitted wardrobe and chest of drawers, electric panel heater.

### BATHROOM

with suite comprising panelled bath with mixer taps and shower attachment, wash hand basin set into vanity with storage beneath and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

### OUTSIDE

The property occupies an enviable position tucked away in the corner of this cul de sac, approached over driveway with parking and leading to the Garage with up and over door, power and lighting. The Garden to the front is laid to lawn with flower and shrub beds. Side pedestrian access leads to the Rear Garden which is a particular feature of the property being well laid out with shaped lawn, well stocked flower, shrub and herbaceous beds with gravel and paved terraces. Enclosed with wooden fencing and mature hedging Bordered by open farmland with open views.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage

calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





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**Approximate total area\***  
1092.21 ft<sup>2</sup>  
101.47 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Judy Bourne

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## Get in touch

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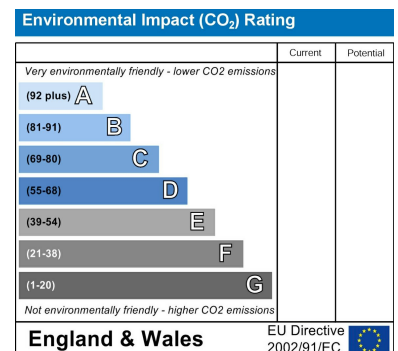
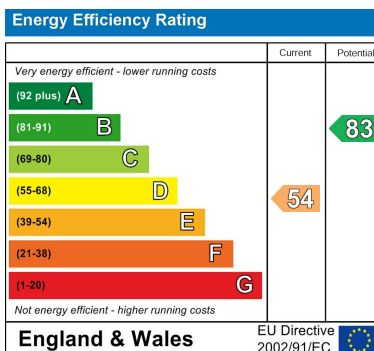
## Oswestry office

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**



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