

# Dolwar

## Llanrhaeadr Ym Mochnant

### SY10 0JS



2 Bedroom Cottage  
Offers In The Region Of £235,000

#### The features

- CHARMING 2 BEDROOM DETACHED COTTAGE
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- VIEWING ESSENTIAL
- LOUNGE WITH LOG BURNER
- 2 DOUBLE BEDROOMS
- DELIGHTFUL WELL STOCKED GARDENS
- EPC RATING F



### \*\*\* CHARMING 2 BEDROOM DETACHED COTTAGE - FABULOUS GARDENS \*\*\*

An excellent opportunity to purchase this delightful 2 bedroom detached double fronted cottage, perfect for those looking to downsize, holiday let or first time buyer.

Occupying an enviable position in the heart of this popular Village approximately 9 miles from Oswestry. The village offers an excellent range of amenities including general stores, public houses, restaurants, church and a bus service to the Town.

The accommodation briefly comprises Lounge/Dining Room, Kitchen/Breakfast Room, 2 double Bedrooms and Bathroom.

The property has the added benefit of solar panels, heating, double glazing and delightful well stocked gardens with views over the village and open countryside beyond.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position in the heart of this most popular Village approximately 9 miles West of the busy market Town of Oswestry. Being totally self sufficient with amenities including primary school, healthcare centre, supermarket, independent stores, church, restaurants and public houses. Surrounded by beautiful countryside and walks and offering ease of access back to Oswestry, Welshpool and the County Town of Shrewsbury.

### COVERED ENTRANCE PORTICO

with door opening to

### LOUNGE

a lovely light room with two windows to the front, chimney breast housing cast iron log burner, exposed timbers and wooden effect floor covering. Media point, period style radiator.

### KITCHEN/DINING ROOM

fitted with range of cream gloss units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over with space beneath for appliances, inset 4 ring hob with concealed extractor hood over, eye level oven and grill with storage over. Deep tiled surrounds and matching range of eye level wall units, space for fridge freezer, dining table and useful under stairs storage cupboard. Velux roof light and wall mounted column style radiator, wooden effect floor covering.

### FIRST FLOOR LANDING

Staircase leads to First Floor Landing with velux roof light and off which lead

### BEDROOM 1

A generous double room with window overlooking the front with lovely open aspect. Range of fitted bedroom furniture including wardrobes and chest of drawer units, radiator.

### BEDROOM 2

with double opening French doors opening to decked terrace, radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin set into vanity surround with storage, WC. Complementary tiled surrounds, heated towel rail, window to the front.

### OUTSIDE

The property occupies an enviable elevated position in the heart of the village and is approached via steps

up to the entrance which are flanked by the most beautiful and well stocked flower and shrub beds. The Rear Garden is a particular feature of the property again being raised and laid extensively to lawn with an abundance of well stocked flower, shrub and herbaceous beds with inset specimen trees. There are several seating areas from where to enjoy the fabulous views over the roof tops of the village to the surrounding countryside and hills beyond.

### GENERAL INFORMATION

#### TENURE

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

#### SERVICES

We are advised that mains water, electricity and drainage are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B- 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

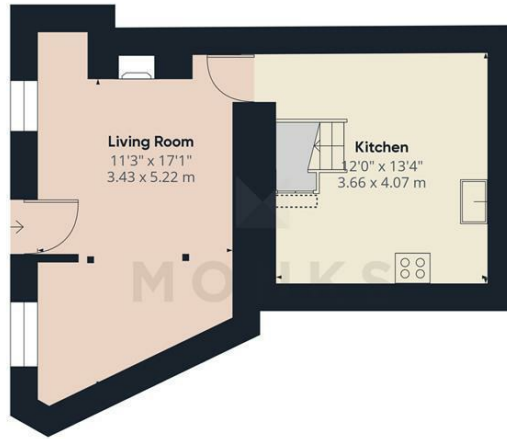
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

## Dolwar , Llanrhaeadr Ym Mochnant, SY10 0JS.

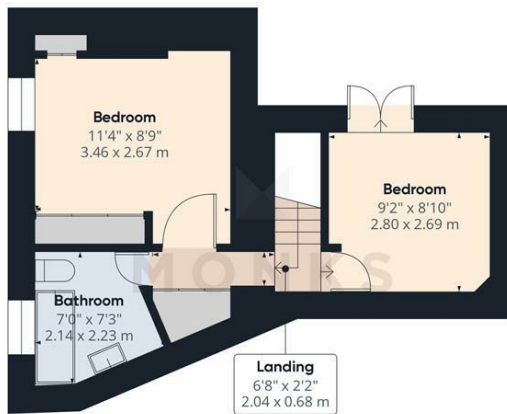
2 Bedroom Cottage

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Floor 0



Floor 1

**Approximate total area<sup>1</sup>**  
 627.43 ft<sup>2</sup>  
 58.29 m<sup>2</sup>

**Reduced headroom**  
 2.05 ft<sup>2</sup>  
 0.19 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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



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## Get in touch

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## Oswestry office

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## We're available 7 days a week

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

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>67</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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