

12 Orchard Croft Llandrinio Llanymynech SY22 6US



4 Bedroom House - Detached
Offers In The Region Of £365,000

The features

- SPACIOUS AND VERSATILE 4 BEDROOM DETACHED HOME
- LOUNGE, DINING ROOM, CONSERVATORY, ATTRACTIVE FITTED KITCHEN
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- DRIVEWAY WITH PARKING AND LOVELY ESTABLISHED GARDENS
- POPULAR SELF SUFFICIENT VILLAGE. VIEWING ESSENTIAL
- OCCUPYING AN ENVIABLE & QUIET END OF CUL DE SAC LOCATION
- FAMILY ROOM/GROUND FLOOR BEDROOM AND HOME OFFICE
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- NEWLY FITTED COMBI BOILER
- ENERGY PERFORMANCE CERTIFICATE 'C'



*** SPACIOUS DETACHED HOUSE OFFERING VERSATILE LIVING ***

An excellent opportunity to purchase this deceptively spacious detached home which has been modified to provide versatile accommodation – ideal for today's modern lifestyle of a growing family, work from home, hobbies and crafts or multi generational living.

Occupying an enviable end of cul de sac location with open fields to the side with views across to the Hills and being a short stroll from the village amenities.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, Kitchen, Dining Room, Family Room/ Home Office, Laundry/ Utility Room, Conservatory, Principal Bedroom with Ensuite, Three Further Bedrooms, Family Bathroom.

The property has the benefit of oil fired central heating, driveway with off road parking, enclosed well stocked rear garden and open fields to the side aspect.

Viewings Essential

Property details

LOCATION

Occupying a truly enviable end of cul de sac location with opening fields to the side aspect, situated in the sought-after village of Llandrinio. The village boasts a wealth of amenities including a garage and convenience store, a public house, and a church. The nearby village of Four Crosses provides additional amenities, and the larger towns of Oswestry (9 miles), Welshpool (6.5 miles) and Shrewsbury (15 miles) offer a wide range of services such as shops, schools, supermarkets and train stations. The property is also conveniently close to the motorway network making it an ideal location for commuters.

RECEPTION HALLWAY

Covered entrance with door leading into the Reception Hallway. Staircase leading up to the First Floor Landing, laminate flooring. Radiator and doors leading off,

LOUNGE

A well lit room with window to the front aspect, laminate flooring. TV and media point. Radiator.

KITCHEN

attractively fitted with a modern range of base level units comprising of cupboards and drawers with work surface over. Single drainer sink set into base level unit with mixer tap, integrated double oven grill with inset four ring induction hob and extractor hood over. Partially tiled walls and further range of matching wall mounted units. Space below work surface for dishwasher, freestanding fridge and freezer. Window to the rear aspect, tiled flooring, door opening to under stairs storage cupboards. Radiator and doors leading off,

DINING ROOM

Providing ample space for dining with friends and family. Fully glazed sliding doors to the rear aspect, laminate flooring. Radiator.

CONSERVATORY

Being of brick and sealed unit double glazed construction with tiled flooring, power and lighting and doors leading to the rear garden.

FAMILY ROOM/ OFFICE

A versatile space with multiple options for use having window to the front aspect, coved ceiling, laminate flooring and radiator.

UTILITY/ LAUNDRY ROOM

Another versatile space, currently used as a laundry room/ utility. Window to the front aspect, housing oil fired boiler, and having space and plumbing for washing machine and tumble dryer with work surface over. Access to roof space.

CLOAKROOM

Comprising of concealed WC, wash hand basin with complimentary tiled splashback. Heated towel rail and window to the side aspect.

FIRST FLOOR LANDING

Staircase leads from the Reception Hallway to the First Floor Landing with window to the side aspect overlooking the open fields. Access to loft space, door opening to airing cupboard housing hot water immersion tank and fitted shelving. Doors leading off,

PRINCIPAL BEDROOM

Double bedroom with window to the front aspect, double fitted wardrobe. Radiator and door leading into,

EN SUITE

With suite comprising of shower cubicle, WC and vanity unit with wash hand basin. Window to the front aspect, aqua panelled walls and heated towel rail.

BEDROOM 2

Double bedroom with window to the rear aspect, fitted wardrobe. Radiator.

BEDROOM 3

With window to the rear aspect. Radiator

BEDROOM 4

With window to the front aspect. Radiator

FAMILY BATHROOM

Modern suite comprising of panelled bath with shower screen and power shower head over, WC and vanity unit with wash hand basin. Window to the rear aspect, wall mounted mirror, power point, vinyl flooring and heated towel rail.

OUTSIDE

To the front of the property there is a brick paved driveway providing ample off road parking for multiple vehicles. Area laid with lawn and flower border with a range of established shrubs and specimen trees. To the side aspect there are open views over farmland. Side access gate leads into the Rear Garden.

Large paved patio perfect for those who love to dine alfresco, lawn area bordered by well stocked flower borders with a range of established herbaceous shrubs. Enclosed with fencing and hedges, with further view over the fields.

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 mains electric, water and drainage are connected. Oil tank to the rear.

COUNCIL TAX BANDING

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

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions'

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](https://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.

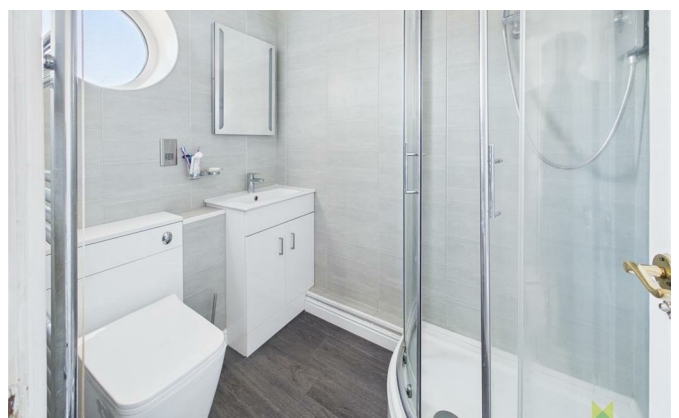
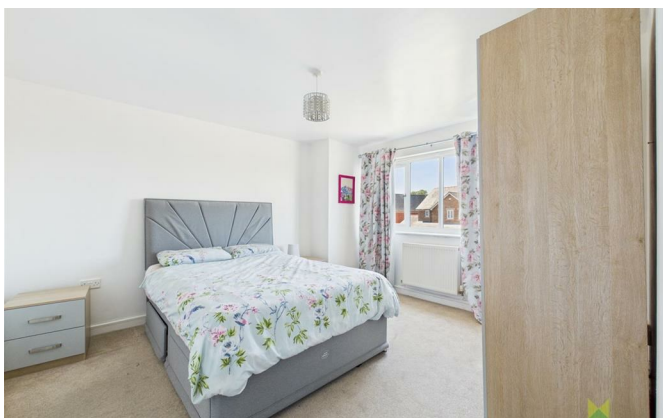
REMOVALS

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

NEED TO CONTACT US

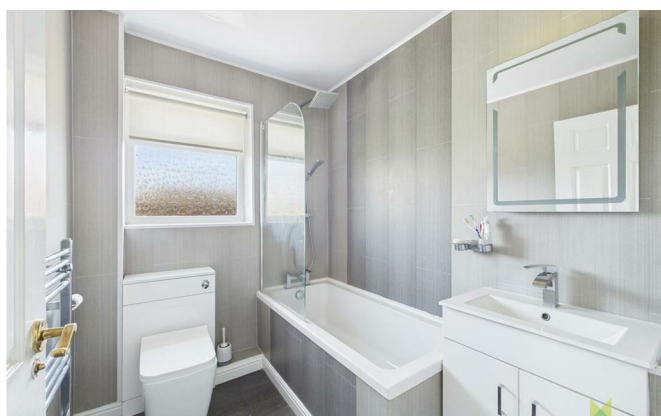
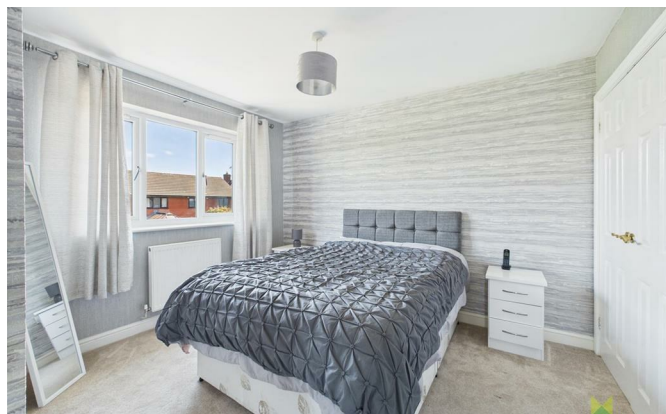
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





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4 Bedroom House - Detached
Offers In The Region Of £365,000





Floor 0



Floor 1



Approximate total area[®]
1490 ft²
138.3 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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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) 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 (CO₂) 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	

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