

# Town & Country

Estate & Letting Agents



, Porth Y Waen, SY10 8LX

**Offers In The Region Of £360,000**

Town and Country Oswestry offer this delightful country cottage style property set in approximately 0.6 acres of gardens and grounds. The property offers four bedrooms, three reception rooms and well presented interior. Externally the gardens offer great potential with large lawned areas and garaging/workshops. Located in Porth Y Waen, good road links are close by connecting the property to major town and cities.

## Directions

From Oswestry take the A483 towards Welshpool, after approx 3 miles turn right at the crossroads onto the A495, drive past the Lime Kiln Public House and into the village of Porth Y Waen and follow the road along until the property is seen on the left hand side identified by our For Sale board.

## Accommodation Comprises



The property was formerly two cottages (numbers 1-2 and 3). Although the cottages have been converted into one dwelling the building does have two electric bills and two council tax bills. The one council tax is band A and the other is Band B. The approximate cost per year is £2830 per year combined.

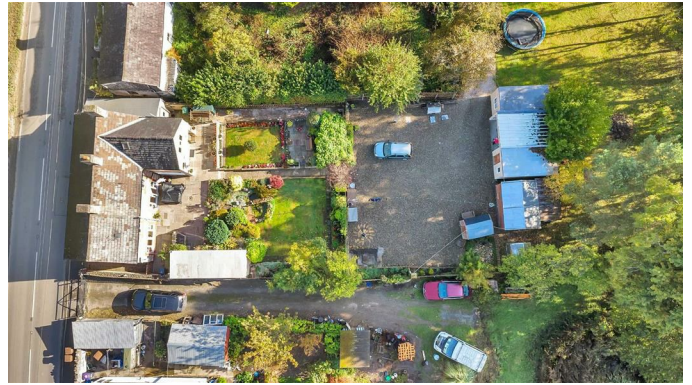
## Location



## Aerial Views



## Additional Photo



## Garden room 12'2" x 8'0" (3.71 x 2.43)



With a window to the rear and door to the rear leading out onto the garden, radiator and laminate floor. An archway leads through to the kitchen.

## Kitchen 15'8" x 8'10" (4.77 x 2.68)



With a window to the rear, fitted base and wall units with work surfaces over, breakfast bar, electric oven, ceramic hob, integrated extractor fan, display cabinets, laminate floor, stainless steel half a bowl sink with mixer tap, archway to the garden room, integrated dishwasher, stairs off and pantry off with shelving. Doors lead through to the lounge and the utility.

**Additional Photo.**



**Utility 4'7" x 11'11" (1.39 x 3.64)**



**Lounge 10'10" x 15'7" (3.30 x 4.74)**



With a window to the front, French doors with side panels leading out to the front garden, dado rail, radiator, electric fire inset with marble hearth and wood surround, wall lights and door leading to the sitting room.

**Sitting room 15'7" x 10'8" (4.74 x 3.26)**



Having a window to the rear, French door to the front with side panels leading to the garden, stairs off to the first floor, electric fire with wood surround and marble hearth, radiator, dado rail and wall lighting.

Having a window to the side, tiled floor, base and wall units, stainless steel sink with a mixer tap over, oil fired boiler, built in cupboard, radiator and door leading to the bathroom.

**Ground Floor Bathroom**



Having a window to the front, panelled bath with triton electric shower over, bifold glass screen, fully tiled walls, wash hand basin on a vanity unit, low level w.c., radiator and a tiled floor.

**Landing**

Having a window to the rear. The landing opens on to bedroom one and has a loft hatch

### Bedroom One 7'10" x 10'6" (2.40 x 3.20)



Having a window to the rear and doors leading to the shower room and rear hall.

### Shower Room



Having a window to the front, radiator, low level w.c., step in shower cubicle with folding doors, laminate flooring, extractor fan and a wall heater.

### Rear Landing

Having a window to the rear and a large linen/ airing cupboard. A door leads to bedroom two.

### Bedroom Two 9'1" x 10'11" (2.76 x 3.32)



Having a window to the rear, radiator and a range of built in wardrobes with sliding doors. The bedroom can also be accessed from the second landing.

### Second Landing



With a Velux window, radiator, stairs leading down to the kitchen and doors leading to the three bedrooms.

### Bedroom Three 11'1" x 10'11" (3.39 x 3.33)



Having a window to the front overlooking the garden and a radiator.

### Bedroom Four 12'2" x 9'5" (3.71 x 2.86)



Having a window to the front overlooking the garden, radiator and storage above the door.

## Gardens



The gardens are a particular feature of the property extending in total to approximately 0.6 acres. A large Indian paved patio runs along the front of the house with steps down to further gardens which are lawned with well stocked planted flower beds and ornamental pond. There is an outbuilding at the side measuring 6.21m x 1.71m with plumbing for a washing machine, sink unit and low level w.c.. There is a second patio area with pergola over and barbecue area. A gate and fencing leads onto the large gravelled parking area.

## Additional Photo..



The large gravelled parking and turning area provides parking for several vehicles. There are two sheds one measuring 8 x 6 and another 10 x 16. There is also a greenhouse and detached open fronted garage. The open fronted garage has an adjoining store room measuring 4.84m x 2.30m with power and lighting. On the other side there is an adjoining workshop measuring 2.87m x 2.26m with store room behind. The driveway runs along the rear and up towards the road. There is a large lawned area with hedge boundaries and brook along the border.

## Additional Photo...



## Additional Photo....



## Additional Photo.....



**Additional Photo.....**



**Lower Patio**



**Additional Photo.....**



**Outbuildings & Parking**



**Pergola**



**Garage**



## Lower Lawns



## Additional Photo.....



## Driveway



## Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

## Town and Country

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings

Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

## To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT. If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

## Tenure/ Council tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor. The properties have two council tax bands.

## Services

The agents have not tested the appliances listed in the particulars.

## Money Laundering

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

## Hours Of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

## Additional Information

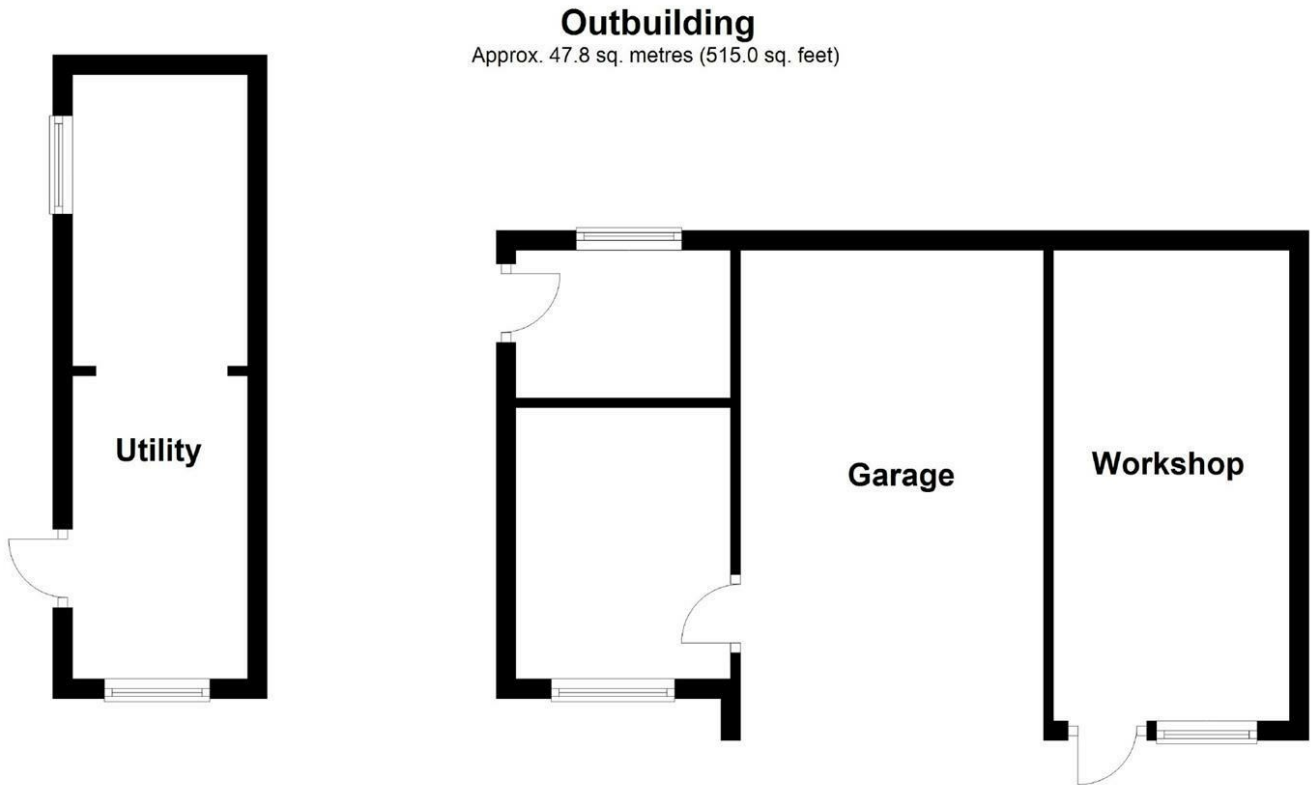
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most

satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Floor Plan

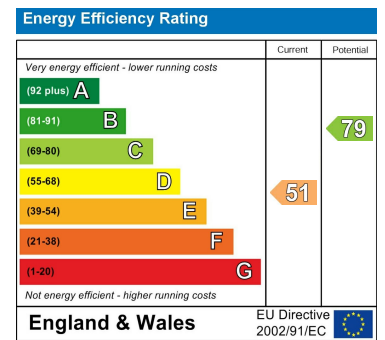


Total area: approx. 180.1 sq. metres (1938.9 sq. feet)

## Area Map



## Energy Efficiency Graph



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