

Town & Country

Estate & Letting Agents



Coach Turn Station Road, Llanymynech, SY22 6EE

Offers In The Region Of £170,000

OFFERED WITH NO CHAIN!!! Town and Country Oswestry are delighted to bring to the market this DETACHED CHARACTER COTTAGE with a GOOD SIZED REAR GARDEN and parking OFFERING GREAT POTENTIAL. To the rear, there is a generous garden, which lends itself to various uses and would make an ideal BULDING PLOT, subject to planning being granted. Viewing is essential to appreciate the scope and character of the property and its gardens. Llanymynech is a pretty village with day to day amenities and good road links to larger towns and cities.

Directions



From Oswestry join the bypass travelling towards Welshpool. Proceed through the village of Pant until reaching Llanymynech. At the crossroads in the village turn left where the property will be seen after approximately 100 metres on the right hand side. Turn right just after the house where the parking is located at the rear.

Accommodation Comprises

Entrance Hall

With two glazed windows to the side, a part glazed door to the front and a glazed door into the lounge.

Lounge 12'6" x 11'10" (3.8 x 3.6)



Having a double glazed window to the front, inglenook fireplace with beam over and cast iron oil burning stove inset on slate hearth, exposed ceiling beams, dado rail, radiator and understairs cupboard. A door leads off the lounge to the staircase.

Additional Photograph



Dining Room 9'8" x 8'4" (2.95 x 2.53)

Having a double glazed window to the front, coved ceiling, alcove shelving, radiator and a decorative fireplace (not in use) with tile inset and quarry tiled hearth,

Kitchen 11'10" x 8'0" (3.6 x 2.44)

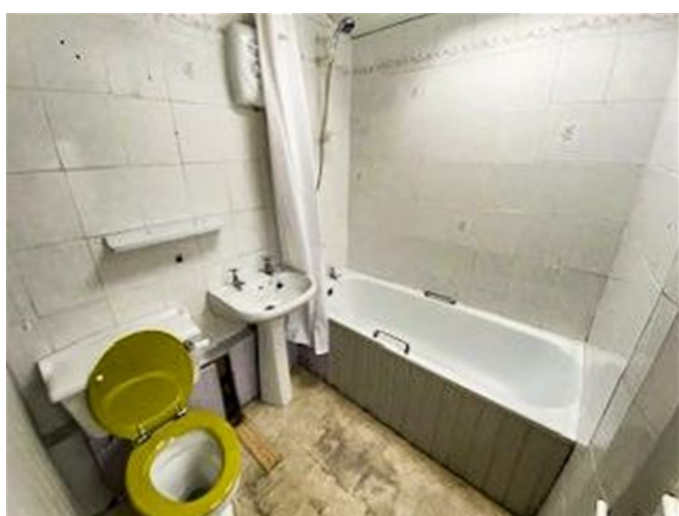


With freestanding base units with block worktops over, Bosch electric oven, ceramic hob, chimney extractor fan, single bowl sink with mixer tap, engineered oak flooring, part tiled walls, radiator, space for appliances, window to the side and a further window to the side with a quarry tiled sill. A door leads to a small lobby which in turn leads to the bathroom.

Additional Photograph



Bathroom



Fitted with a white suite comprising panelled bath, low level w.c., and wash hand basin, fully tiled walls, vinyl flooring, radiator, Triton shower over the bath, extractor fan, radiator, part tiled and part panelled walls, window to the side and velux window to the rear.

Utility



With a window to the rear, part glazed door to the rear, plumbing for a washing machine and space for appliances.

First floor landing

Doors lead to both first floor bedrooms.

Bedroom one 12'8" x 12'2" (3.85 x 3.7)



With a double glazed window to the front, radiator, loft access and airing cupboard off with shelving. A door leads to the en suite.

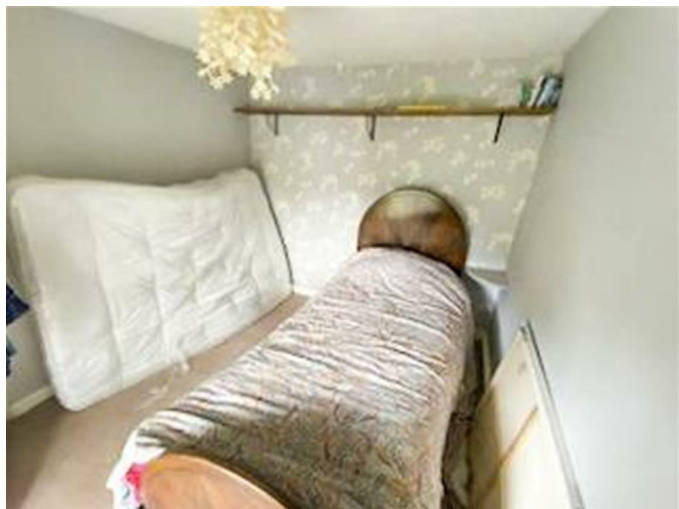
En suite approx* 12'8" x 12'2" (approx* 3.86 x 3.71)

This space is fitted with a low level w.c, and wash

hand basin along with shaver light and point. There is limited headroom but further potential for enhancement of this space.

*dimensions are approximate with overhead restricted head room for most

Bedroom two 9'6" x 8'7" (2.9 x 2.62)



With a double glazed window to the front and radiator.

Front garden



To the front of the property there is a paved area which leads to the front door. This area is enclosed by stone walling.

Rear garden



The rear garden is a particular feature of the property and has a paved area off the utility. There is a stone built outhouse which houses the oil fired boiler. There is also a garden shed, outside light and outside tap. Beyond this there is a gated driveway providing parking for several cars with good sized lawned gardens beyond. This area would be ideal for further development of the cottage subject to planning or would lend itself to a potential building plot again subject to planning being granted. To the far side there is a gravelled area used for drying along with another garden shed. This area would be ideal for extending the property (subject to the relevant planning permission).

Additional Photograph



Additional Photograph



Additional Photograph



Additional Photograph



Viewing

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TOWN AND COUNTRY ON 01691 679631

Town and Country

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To make an offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact the office to make an appointment to view. 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.

Tenure

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor. The council tax is payable to Powys Council and the property is in Band B.

Services

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

Hours of Business

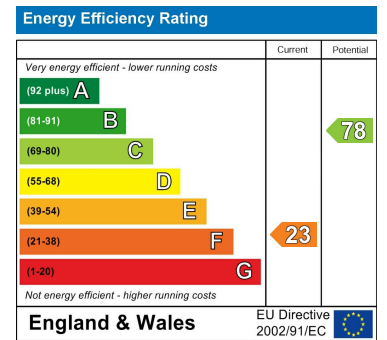
Monday - Friday - 9.00 - 5.30
Saturday - 9.00 - 4.00

Floor Plan

Area Map



Energy Efficiency Graph



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 must 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.

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