

Town & Country

Estate & Letting Agents



Cae Glas , Meifod, SY22 6DN

£339,950

Town and Country Oswestry offer a fantastic opportunity to purchase this charming two-bedroom cottage located in a truly stunning location with far reaching rural views in all directions. The property benefits from two good sized bedrooms, two reception rooms along with an enclosed garden and off-road parking. A must-see property. Located on the outskirts of Meifod, the property enjoys a rural setting whilst amenities are still easily accessible.

Directions



From our Willow Street office turn left onto Welsh Walls Signposted Selattyn, turn left onto Upper Brook Street, at the traffic lights turn right onto Upper Church Street signposted Morda, at T-junction turn right onto the A483 signposted for Welshpool. At the Llyncllys Crossroads turn right onto the A495 signposted for Llansantffraid, turn left onto the A495 for Llansantffraid, at the mini roundabout continue along the A495, at The Lion public house branch right onto the B4393 signposted for Llanfyllin, Lake Vyrnwy, turn left signposted Welshpool and continue until you reach the village of Bwlch-y-Cibau. Just after the Stumble Inn Pub turn right on the corner and then first right onto Peniarth Road. Follow this lane for approximately two miles where the property will be seen on the left set up from the road. The sat nav will stop approximately 200 metres before the properties will be observed.

Location



The property is set in a stunning rural location with far reaching views. The property has a private water supply and has a new borehole being installed in the next few weeks. The driveway is also being improved and this will be completed in the next few weeks.

Cae Glas



Cae Glas is a detached two bedroom cottage style property set within it's own grounds.

Kitchen/ Family Room/ Dining 21'5" x 17'11"
(6.53 x 5.46)



A lovely open plan space ideal for families and for entertaining having two windows to the front and two windows to the rear, two radiators, a French doors leading to the front patio area, laminate flooring and stairs leading off to the first floor. The kitchen is fitted with a good range of base and wall units with work surfaces and up stands over, cooker space, chimney extractor fan over, part tiled walls, single bowl sink with a mixer tap over, plumbing in place for a washing machine and dishwasher, under stairs storage and spot lighting.

Additional Photo



shower with two shower heads, W/C, wash hand basin with a mixer tap on a modern vanity unit, a window to the side, radiator, laminate flooring, spot lighting and an extractor fan,

Bedroom One 9'11" x 12'8" (3.03 x 3.85)



With a window to the front with superb views, window to the rear with views and a radiator.

Lounge 18'8" x 12'4" (5.7 x 3.75)



A good sized reception room with French doors to the front with views, a window to the rear, two radiators, laminate flooring, central feature brick fireplace with a log burner stove inset and a quarry tile floor.

Bedroom Two 8'7" x 11'1" (2.62 x 3.37)



With a window to the front with superb views, laminate flooring and a radiator.

First Floor Landing

Having two windows to the rear and a radiator. Doors lead to the two bedrooms and the bathroom.

Bathroom



Having a panel bath with a mixer tap over, a window to the front with fantastic views, double walk in

Outside



Two five bar farm gates lead onto the driveway for Cae Glas providing extensive parking area. To the

front there is a paved patio area with lawns, shrubbed beds and stunning far reaching views. The drive leads around to the side to a double carport at the rear. There is a shed and access to a small paddock area which is fully fenced. There is an additional enclosed paddock to the front of the property which is fully enclosed by fencing.

Additional Photo.



Additional Photo..



Paddock



Tenure/council tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

We believe the council tax band for to be Band D.

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

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.

Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

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.

Town and Country Services

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, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

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

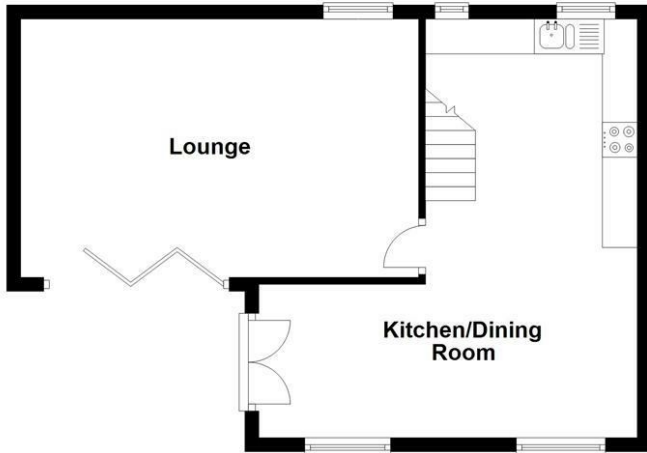
these sales particulars which are approximate and intended for guidance purposes only.

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 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.

Floor Plan

Ground Floor

Approx. 45.2 sq. metres (486.2 sq. feet)



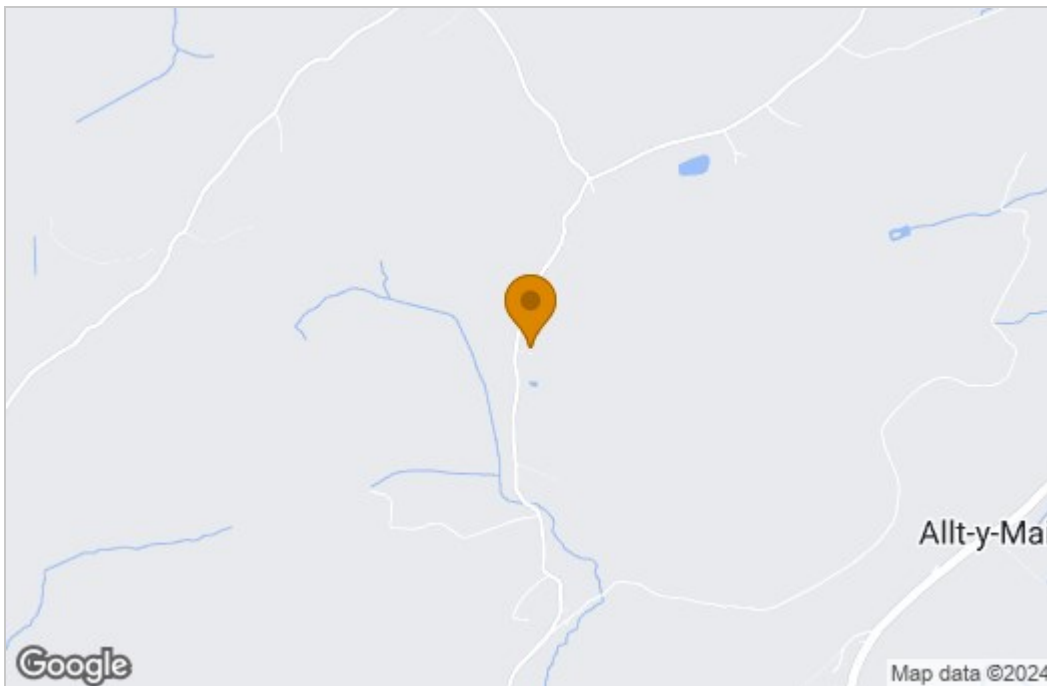
First Floor

Approx. 32.7 sq. metres (351.8 sq. feet)

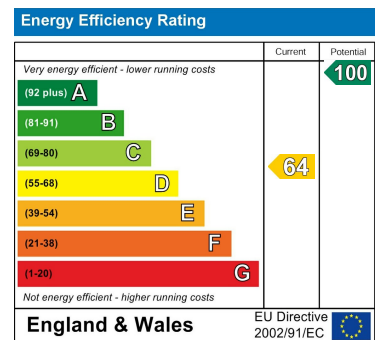


Total area: approx. 77.9 sq. metres (838.0 sq. feet)

Area Map



Energy Efficiency Graph



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