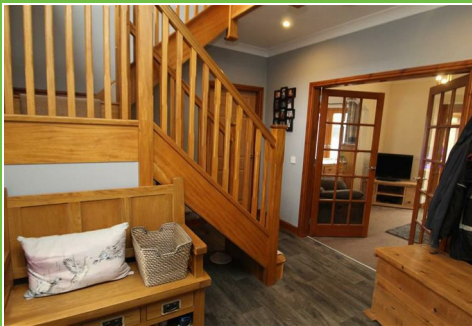


Town & Country

Estate & Letting Agents



9 Brydges Gate, Llandrinio, SY22 6TU

£449,950

Town and Country Oswestry are delighted to offer to the market this SPACIOUS WELL APPOINTED FIVE DOUBLE BEDROOM DETACHED FAMILY HOME situated in a sought after location with beautiful countryside views, The property benefits from two en-suites and a family bathroom, double garage and a large driveway which ideal for bigger vehicles such as a caravan or motorhome to be parked safely.

Directions

From Oswestry take the A483 towards Welshpool until you reach Four Crosses, take the first exit at the roundabout, follow the road until you reach the mini roundabout and take the second exit. Follow the road out of the village, at the t-junction turn left into Llandrinio village. Go past the petrol station on the left and soon after you will see a left hand turn into Meadow View and continue on to Brydges Gate. The property is situated around the corner to the right and is identified by our For Sale board.

Accommodation Comprises

Entrance Hall 12'6" x 10'2" (3.81 x 3.10)



Having a spacious entrance hall with a beautifully designed staircase leading to the first floor, double doors lead to the dining room, doors lead to the ground floor rooms, coved ceiling, spotlights, under stairs storage cupboard, telephone point, wood effect vinyl flooring and a door leading into the cloakroom.

Cloakroom

With tiled flooring, a window to the front, coved ceiling, low level WC, wash hand basin on a pedestal, tiled splash back and a radiator.

Dining Room 12'1" x 10'5" (3.68 x 3.18)



Having a coved ceiling, glazed patio doors to the conservatory, a radiator and an archway through to the lounge.

Lounge 23'1" x 11'8" (7.04 x 3.56)



A spacious family lounge with a brick inglenook containing a log burner, timber beam over, flagged hearth, two windows to the side, a window to the front, patio doors leading to the rear garden, coved ceiling, a radiator, TV and telephone points.

Additional Photograph.



Inglenook Fireplace

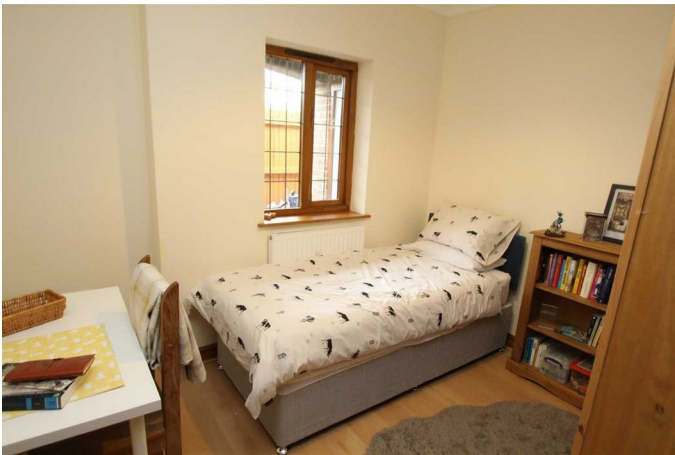


Conservatory 12'6" x 10'11" (3.81 x 3.33)



Having a brick base, UPVC frame and polycarbonate roof covering, tiled flooring, light and power points and UPVC patio doors to the garden.

Study/Bedroom Five 8'10" x 10'2" (2.69 x 3.10)



Having laminate flooring, a radiator, coved ceiling, a window to the side and a telephone point.

Kitchen/Breakfast Room 17'9" x 12'11" (5.41 x 3.94)



Having a good range of base and wall fitted kitchen units with work surfaces over, display cabinets, tiled splash backs, under unit lighting, electric range double oven with hob, hotplate and extractor hood over, dishwasher, integrated fridge/freezer, pantry

cupboard, 1½ bowl stainless steel sink and drainer with a mixer tap over, a window to the side, a window to the rear, a radiator, coved ceiling, spotlights, a radiator and tiled flooring,

Additional Photograph..



Utility Room 8'7" x 6'4" (2.62 x 1.93)



Having base fitted units with work surface over, tiled splash back, stainless steel sink with a mixer tap and drainer, a window to the side, a door to the side, extractor fan, tiled flooring, space and plumbing for a washing machine.

Landing



Having a picture window to the front looking towards

Llanymynech Rock, loft hatch, spot lights, doors to the bedrooms and bathroom.

Master Bedroom 13'9" x 11'8" (4.19 x 3.56)



Having a window to the front, double wardrobes with rails and shelves, window to the front, a radiator, TV and telephone points. A door leads to the en-suite.

En-suite



Having a double shower cubicle with tiled surround, low level WC, wash hand basin on a pedestal, tiled walls, tiled flooring, extractor fan, a radiator, a shaver point, a telephone point and a window to the rear.

Bedroom Two 11'4" x 10'6" (3.45 x 3.20)



Having a window to the rear, double wardrobes with rails and shelves, a radiator, laminate flooring, TV point and a door leading to the en-suite.

En-suite.

With a double shower cubicle, wash hand basin on a pedestal, low level WC, tiled walls, tiled flooring, extractor fan and a radiator.

Bedroom Three 11'9" x 10'6" + 6'4" (3.57 x 3.21 + 1.93)



Having a window to the rear, double wardrobe with hanging rail and shelves, a radiator, laminate flooring and a TV point.

Airing Cupboard

With slatted shelves and a radiator.

Walk in Storage Cupboard

With shelving.

Bedroom Four 19'5" x 12'8" (5.92 x 3.86)

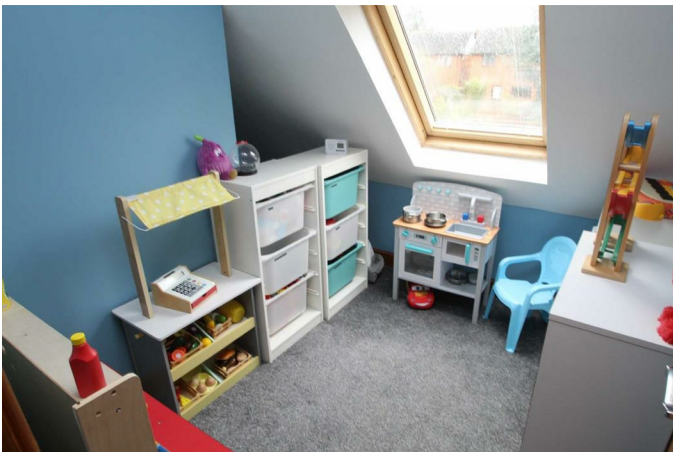


Having two windows to the front, a circular window to the front, two radiators and a doorway to the generous eaves storage.

Additional Photograph...



Play Room / Craft Room / Bedroom 9'9" x 7'11" (2.97 x 2.41)



Having a velux to the side and a radiator..

Family Bathroom 8'6" x 6'7" (2.59 x 2.01)



Having a white bathroom suite comprising panelled bath with shower over, wash hand basin on a pedestal, low level WC and bidet, tiled walls, a radiator, shaver mirror, spotlights and an extractor fan.

Double Garage 19'6" x 17'7" (5.94 x 5.36)

With electric up and over doors, power and light, Worcester oil fired boiler and a door to the rear garden.

To the Front of the Property

The property has a wide block driveway, there are lawns either side of the driveway.

Rear Garden



The private south facing rear garden has a large patio area which is ideal for entertaining family and friends. There is a large lawned area beyond with a garden shed and a summerhouse. An area is currently used as a fruit and vegetable garden and has some fruit trees. The garden is enclosed by fence panelling making this safe and secure area for children and pets. The oil tank is now redundant but is still in the rear garden.

Additional Photograph....



Additional Photograph.....



Information from the vendor



The property benefits from 15 solar panels (6kw) which supply all of the electricity required by the property. It also has the benefit of an 11.2kw air source heat pump which is controlled via an app. The water tank is in the garage. This was installed in 2022.

Hours of Business

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

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

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.

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 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.

Disclaimer regarding Photographs

Please note: some of the photographs used are from the previous ownership, there are

Floor Plan



Total area: approx. 252.0 sq. metres (2712.9 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		91	94
(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	

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