

Town & Country

Estate & Letting Agents



26 Maes Y Dderwen, Llanfyllin, SY22 5DP

£175,000

Town & Country Oswestry are pleased to offer to the market this TWO BEDROOM SEMI DETACHED BUNGALOW situated in a quiet Cul-De-Sac location in the market town of Llanfyllin. With two bedrooms, bathroom, lounge and spacious kitchen/Dining Room and all amenities close at hand this bungalow makes a lovely home.

Directions

From our Willow Street office, proceed out of town before turning left onto Welsh Walls. Follow the road round and turn left and proceed to the traffic lights. At the lights turn right and head towards Morda. Proceed through the village and turn right upon reaching the bypass. Continue along before turning right at the crossroads at Llynclys. Follow the road along until reaching a turning on the left signposted for Llansantffraid. Follow through Llansantffraid, turning right towards Llanfyllin just after the Red Lion Hotel. After approx. 3 miles pass through the village off Llanfechain and turn right at the junction (approx. 1 mile after the village) towards Llanfyllin. On entering Llanfyllin, passing the schools on the left, take the next turning right and then first right again. Maes Y Dderwen will be found on the left. Turn into the estate and follow it up the hill to the left where the property will be found on the right hand side identified by our board.

Accommodation Comprises:

Hallway

There is a part glazed door to the front. Doors lead to all rooms. There is access to a part boarded roof space via a loft hatch with pull down ladder.

Lounge 11'3" x 13'9" (3.45 x 4.20m)



With a door leading off the hallway, the lounge has glazed doors leading to the kitchen and French doors leading to the side garden, laminate flooring and a TV point.

Kitchen & Breakfast Room 9'4" x 15'1" (2.85 x 4.60m)



The kitchen has plenty of space for a dining table and chairs, a window to the rear and glazed doors which lead into the lounge. Fitted with a range of base and wall units with contrasting work surfaces over, a tiled floor, a radiator, integral oven and hob with extractor fan over, space and plumbing for a washing machine and a slimline dishwasher and a one and a half bowl stainless steel sink with mixer tap over.

Kitchen Additional Photograph



Bedroom One 8'10" x 11'5" (2.70 x 3.50m)



Situated at the front of the property, bedroom one has a window to the front, a radiator and two built in wardrobes with rails and shelving.

Bedroom One Additional Photograph



Bedroom Two 8'1" x 6'8" (2.47 x 2.05m)

With a window to the side and a radiator.

Bathroom 5'10" x 7'2" (1.80 x 2.20m)



The bathroom has a window to the front, a bath with a shower over, W/C, wash hand basin, extractor fan, a radiator, part tiled walls and a tiled floor.

Driveway



Situated in a quiet cul-de-sac location with no passing traffic, the property has a generous driveway which can provide parking for multiple vehicles.

Gardens

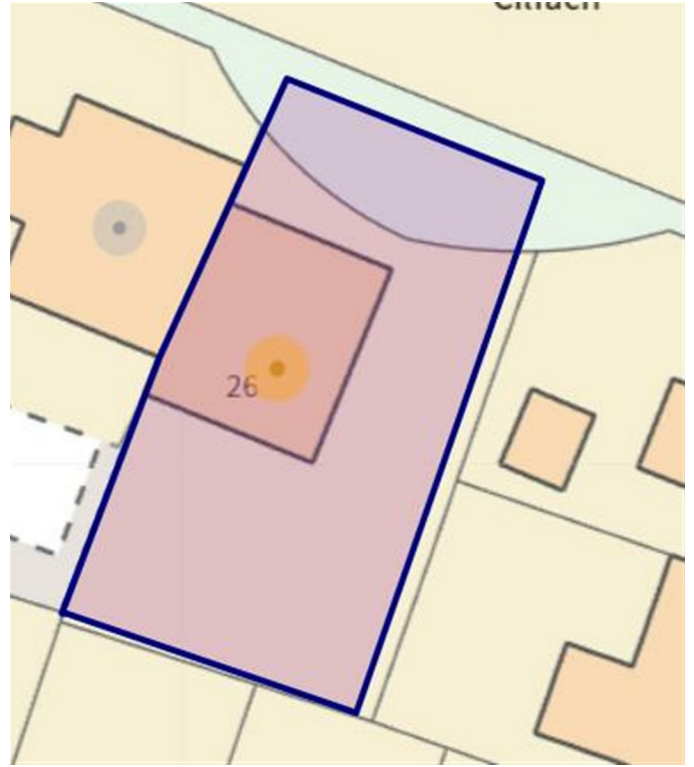


The garden is situated to the side of the property, there is a lawned area and borders planted with shrubs. There is space for a garden shed and an area laid as patio, steps (which are in need of repair) lead up to a further area of garden behind the property which, when cleared, provides a lovely place to sit out in the evening. A pathway leads from the driveway to the front door of the property.

Garden Additional Photograph



The Plot



Tenure/Council Tax

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

The Council tax is payable to Powys County Council and we believe the property to be in Band C.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 4.00pm

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

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.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo

Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - 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

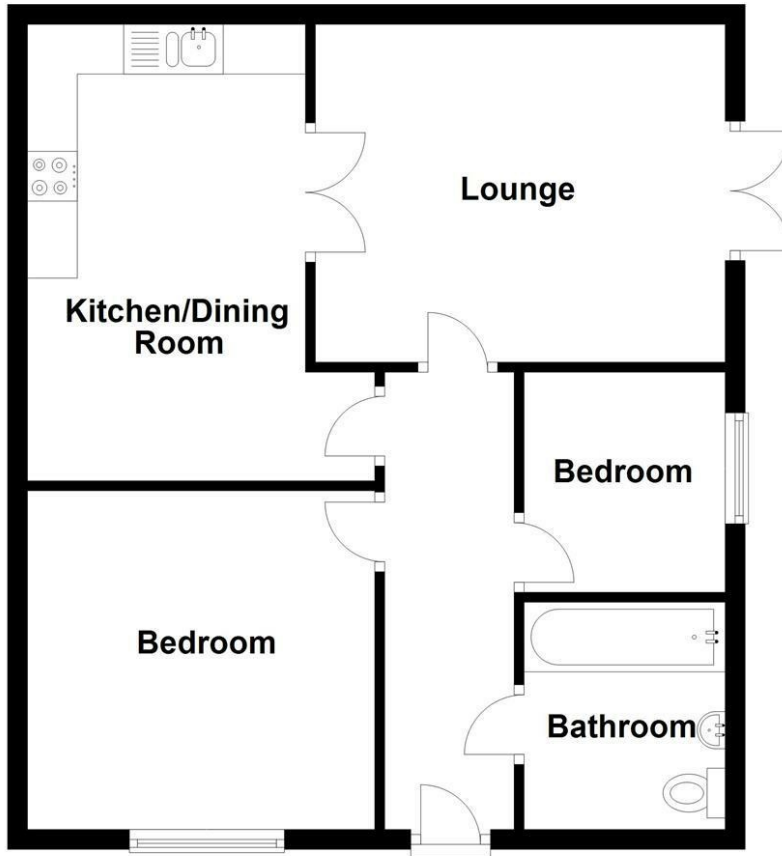
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

Floor Plan

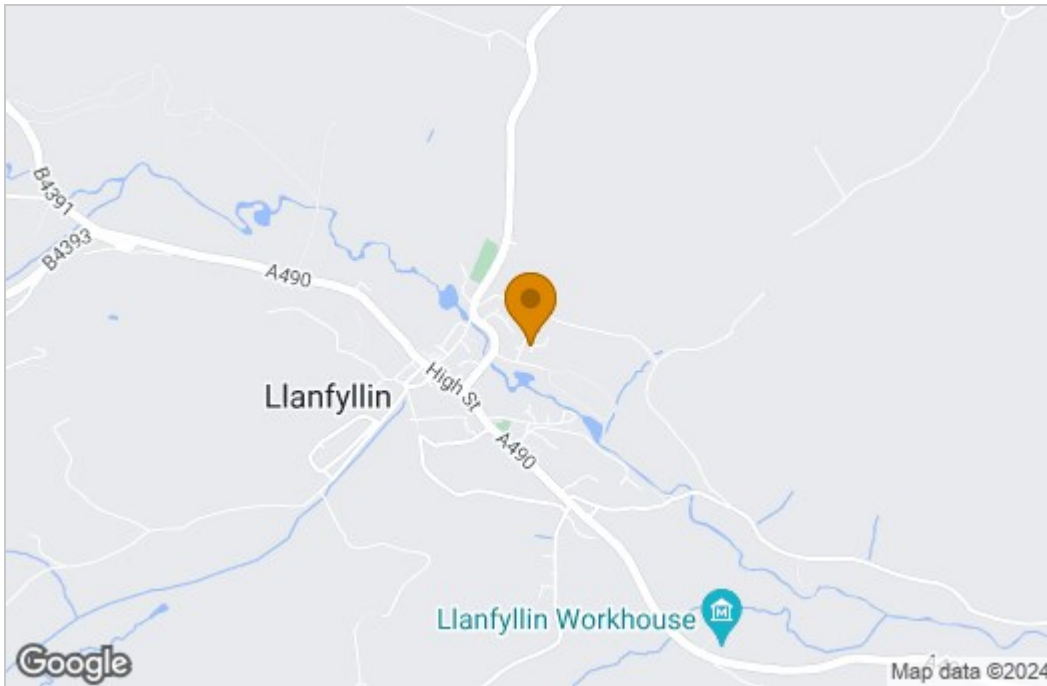
Ground Floor

Approx. 56.7 sq. metres (610.4 sq. feet)



Total area: approx. 56.7 sq. metres (610.4 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		97	99
(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	

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