

Town & Country

Estate & Letting Agents



Darwin Cottage , Llansilin, SY10 7QB

Offers In The Region Of £225,000

Town and Country are delighted to offer this CHARMING, BEAUTIFULLY MAINTAINED GRADE II LISTED 17th CENTURY TWO BEDROOM MID-TERRACE COTTAGE in a VILLAGE LOCATION. With many original features throughout and set amidst the beautiful Welsh countryside the location of this cottage is ideal for walking and out door pursuits. The Village of Llansilin has a community shop which opens Tuesday and Thursday, there is a local public house and Oswestry is just 6 miles away which provides a wide range of shops and other facilities.

Directions

From our Oswestry office proceed up Willow Street and follow this road out of Town towards the Old Racecourse. Continue on this road for approximately 6 miles passing through the Village of Rhydygroesau and into the Village of Llansilin. As you enter the village you will come to a row of terraced cottages and Darwin Cottage will be found on the left hand side.

Accommodation Comprises

Living Room 19'10" x 21'1" (6.07m x 6.43m)



The beautiful open plan living room has solid oak flooring, a focal inglenook fireplace with a multi fuel stove inset which runs the central heating with a tiled hearth and large oak beam over, wall lighting, stairs leading to the first floor, radiator, under stairs cupboard, built-in cupboards to both sides of the fireplace, original beams to the ceiling, sash windows to the front and a step up to a raised area with double doors leading out to the rear courtyard. A door leads through to the kitchen.

Additional Photograph



Kitchen 12'7" x 8'2" (3.86m x 2.49m)



A well appointed kitchen having a range of hand built base fitted units with wooden work surfaces over and a corner glazed display cabinet, Rayburn, part-tiled walls, Victorian inset Belfast sink with a mixer tap over, built-in storage cupboards, exposed ceiling beams, quarry tiled flooring, a window to the side, radiator and space for a fridge freezer. The kitchen opens onto the dining room at the rear of the cottage.

Dining Room 18'11" x 7'3" (5.79m x 2.21m)



This light and airy dining room has oak framed floor to ceiling windows, bifold doors opening onto the rear courtyard, slate hearth for a log burner, solid oak flooring, radiator, exposed beam to the ceiling and a Velux window.

Additional Photo



Shower Room 7'4" x 4'3" (2.24m x 1.30m)

The modern shower room has a WC., wall mounted wash hand basin with a mixer tap, tiled shower area with rainfall shower, tiled walls, heated towel rail, extractor fan, spot lights, underfloor heating and two Velux windows.

First Floor Landing

With a window to the rear, solid oak flooring, exposed stone walling, wall lights and doors leading to the bedrooms. Leading through to the second landing area with a built-in cupboard having additional storage underneath, a window to the rear, oak flooring, step up to door leading into the bathroom.

Bedroom Two 9'3" x 8'11" (2.82m x 2.74m)



Having a sash window to the front with secondary glazing, solid oak flooring, loft access and a radiator.

Bedroom One 9'2" x 10'5" (2.80m x 3.18m)



Having solid oak flooring, a window to the front with secondary glazing, built-in wardrobe, exposed beams and a radiator.

Luxury Bathroom 12'11" x 7'8" (3.96m x 2.34m)



The beautifully appointed luxurious bathroom has a free standing bath with free standing taps and a shower head, low level WC., wash hand basin on a stand with a mixer tap, tiled splash backs, Victorian style towel rail/radiator, pebble floor, central rainfall shower with a glass screen and concealed controls, built-in airing cupboard and windows to the side and rear with a beautiful outlook over open countryside.

To the Front of the Property

With a cobbled path and two Victorian boot scrapers.

Courtyard



A delightful private slate courtyard with access to the dining room and a path leading to the living room. This is an ideal area to sit out and relax on a warm summers evening. There is a log store and shed for storage.

Additional Photo



Rear Of The Property



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](http://Zoopla.com), 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.

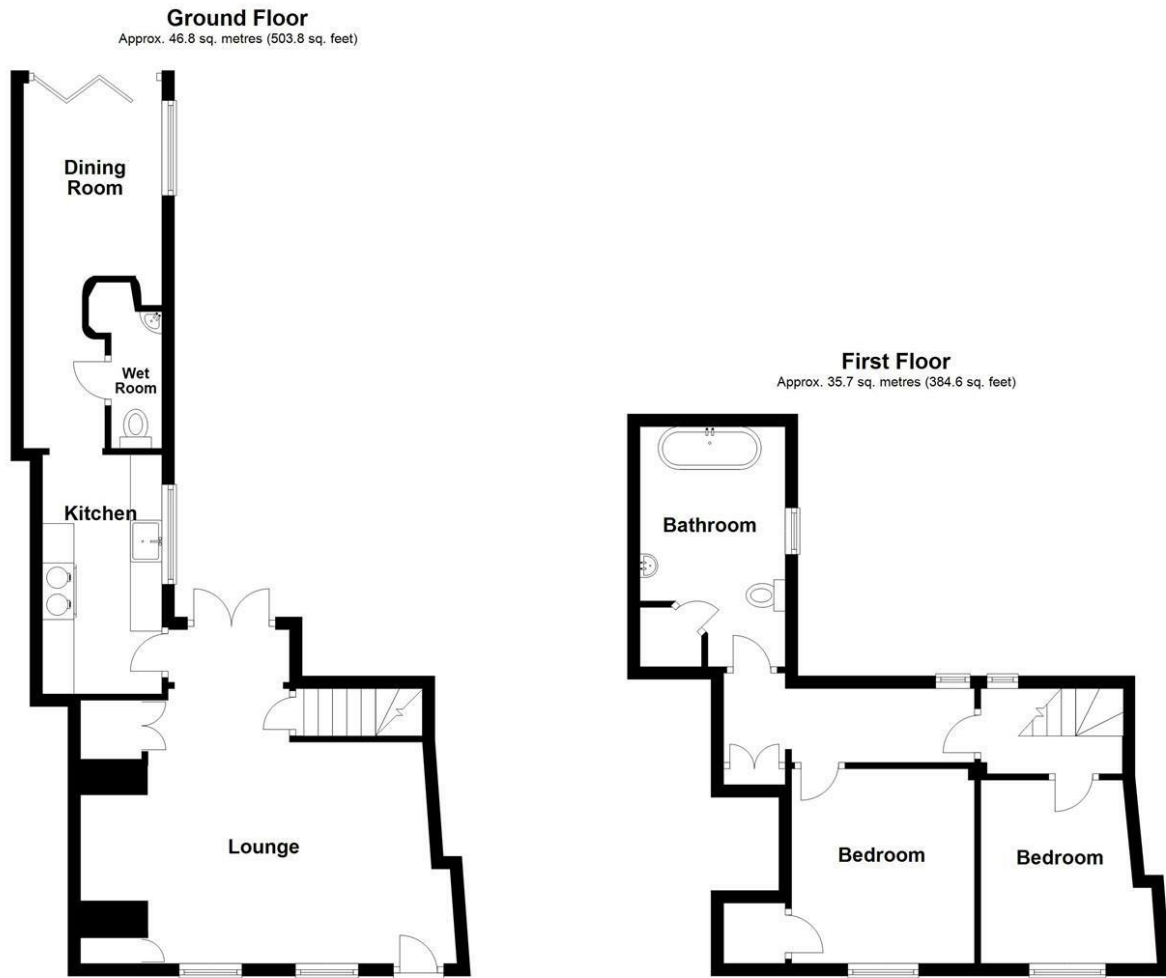
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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

Tenure/Council Tax

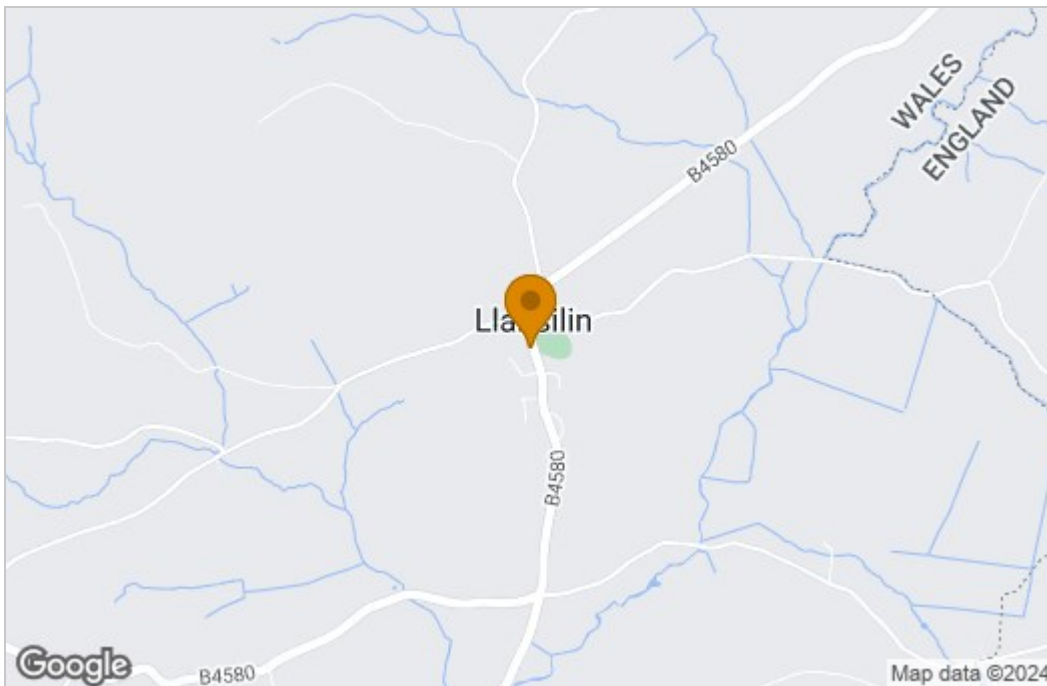
We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

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

Floor Plan



Area Map



Energy Efficiency Graph

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