

Town & Country

Estate & Letting Agents



, Llangynog, SY10 0EX

£293,950

Town and Country Oswestry are delighted to bring to the market this CHARMING VICTORIAN TWO BEDROOM COTTAGE and ADJOINING ONE BEDROOM COTTAGE situated in the BEAUTIFUL VILLAGE OF LLANGYNOG. An ideal location for those who enjoy outdoor pursuits or just wanting a more relaxed way of life. The accommodation briefly comprises - Open Plan Living Rooms, Kitchens, Three Bedrooms (2+1) and Bathrooms. There is an enclosed garden to the rear of the cottages. The property also benefits from recently installed solar panels and an air source heating system along with additional loft and wall insulation! Viewing is highly recommended to appreciate the beautiful location.

Directions



From Oswestry take the Morda Road (B5069) out of the town and turn right joining the A483. Continue along the A483 until reaching the Llynclys crossroads by the White Lion Pub. Turn right heading for Llangedwyn and Bala. Continue along this road passing through the villages of Llangedwyn and Pentrefelin. Just before the village of Llanrhaeadr Ym Mochnant turn left following the signs for Pen Y Bont Fawr. At the junction turn right. Proceed through Pen Y Bont Fawr. On entering the village of Llangynog go past The New Inn on your right and you will see the property on the left hand side identified by our For Sale board.

Additional Information

The vendors have informed us that the property now benefits from recently installed additional loft and wall insulation, solar panels which provide the electricity for the entire property and an air source heating system, all of which were provided by the Welsh Government's green scheme.

Gloucester House

Lounge/Diner/Kitchen 20'4" x 18'0" (6.19 x 5.48)



Having two windows to the front, a large stone inglenook with a beam over, laminated flooring, two radiators, base kitchen units, 1½ bowl sink and

mixer tap, Leisure Range inset in stone inglenook with a tiled surround and a beam over. A window to the rear, plumbing for a washing machine, feature stone walling, wall lights, vinyl flooring to the kitchen area, door to the front and rear and stairs leading to the first floor.

Additional Photograph



Additional Photograph.



Kitchen Area



Additional Photograph..



Landing

With a window to the rear, built-in cupboards and a radiator.

Bedroom One 11'1" x 12'0" (3.38 x 3.65)



With a window to the front, built-in alcove cupboard, a radiator and a fireplace with shelving.

Bedroom Two 10'4" x 12'2" (3.15 x 3.71)

With a window to the front, a radiator and a loft hatch.

Bathroom



Having a window to the rear, Velux corner bath with a mains shower over, a wash hand basin on a vanity unit, WC, bidet, laminated flooring, panelled walls, a radiator, extractor fan, shaver light and spot lights.

Rear Garden



The rear garden is mainly paved.

Additional Photograph...



Views



Additional Photograph....



Ty Bach

Lounge/ Dining room 17'10" x 10'8" (5.43 x 3.25)



Having a window to the front, a part glazed door to the front, slate flagged flooring, a cast iron log burner with brick surround, a storage heater, window to the rear, radiator and a part glazed door to the kitchen.

Additional Photo



Additional Photo.



Kitchen 10'5" x 7'2" (3.18 x 2.18)



With a window to the rear, glazed door to the rear, base kitchen units, stainless steel electric oven, electric hob, single stainless steel drainer sink and mixer tap, tiled flooring, plumbing for a washing machine, space for a fridge and a storage heater.

Landing Bedroom 11'11" x 12'2" (3.64 x 3.72)



Having a window to the front.

Additional Photo..



Shower Room



With a window to the rear, shower cubicle, w/c/, wash hand basin, laminated flooring, extractor fan, shaver light and loft hatch.

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.

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

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

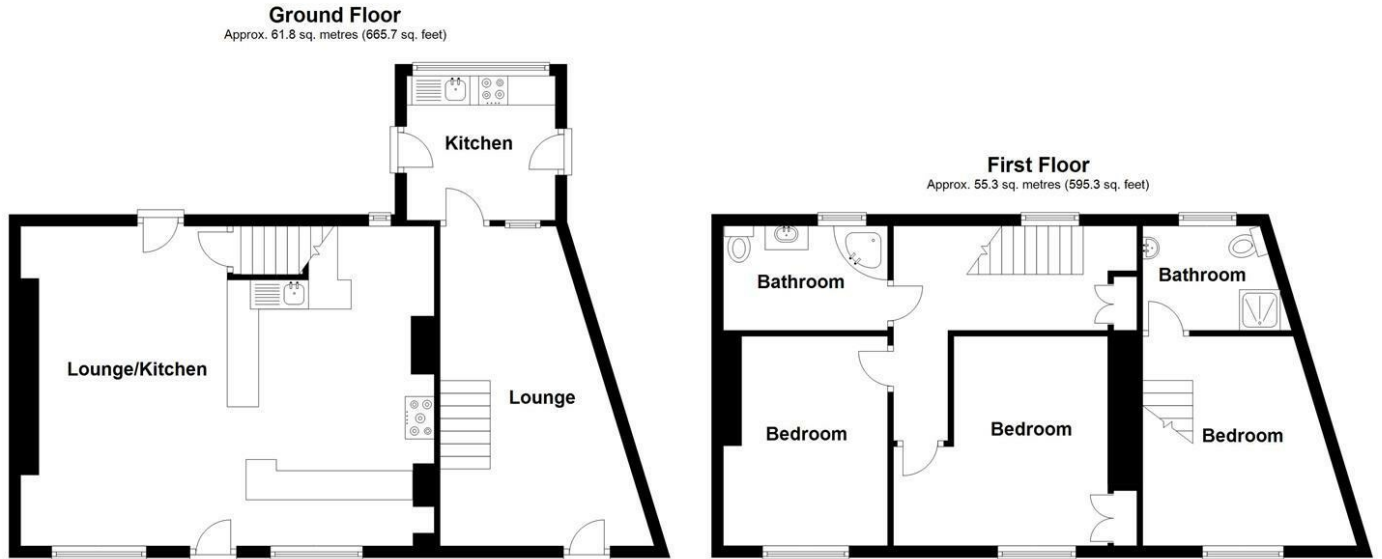
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

Tenure

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

Floor Plan



Total area: approx. 117.2 sq. metres (1261.0 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	83
(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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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk