

# Town & Country

Estate & Letting Agents



**The Old Smithy , Llandrillo, LL21 0ST**

**Offers In The Region Of £325,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offers this superb character property steeped in history dating back to 1897 located in the pretty village of Llandrillo being a four mile drive to Corwen. The property has fantastic potential for further development to create a wonderful rural family home with a rural backdrop and lots of potential. Formerly the village Smithy, the property still retains a lot of the features from when it was run as a business with the possibility of extending the home into the Smithy to create a fabulous family space. To the outside there is a double and single garage, again offering great scope with extensive gardens and parking areas. Llandrillo is a thriving community with all daily amenities being within easy reach.



### Directions

From Oswestry proceed out of town and follow the signs for Llangollen. Proceed along into the town and follow the signs for Corwen. Proceed through Corwen where the Ifor Williams depot will be seen on the right hand side. Take the first left turning signposted Cynwyd and Llandrillo. Follow this road for approximately 4.5 miles passing through Cynwyd and into Llandrillo. On entering the village pass over the bridge and follow the road around to the right by the post office. The property will be found on the right hand side after approximately 300 metres.

### Location

The property is set on the outskirts of the pretty village of Llandrillo, a pretty village with lots of character. There is a thriving community with local public houses, village shops/ post office and amenities all within walking distance of the property.

### Accommodation Comprises

#### Utility/ Entrance Hall

The utility has a quarry tiled floor, plumbing and space for appliances, wall mounted Ideal gas fired boiler, a door to the front, loft access and a door leading to the cloakroom and the kitchen.

#### Cloakroom

The cloakroom is fitted with a low level w.c., wash hand basin, a window to the front, quarry tiled floor and an extractor fan.

#### Kitchen/ Dining Room 16'8" x 12'0" (5.10m x 3.68m)



The good sized kitchen/ dining room has a window to the front and the rear, fitted base and wall units with work surfaces over, part quarry tiled flooring, stainless steel one and a half bowl sink with a mixer tap over, cooker point, Rayburn range providing cooking and hot water (not tested), brick surround to the Rayburn, beamed ceiling, radiator and doors leading to through to the 'old smithy' and the lounge.

### Additional Photo



#### Lounge 13'6" x 12'1" (4.13m x 3.70m)



Having a window to the front, beamed ceiling, open fireplace with a wooden surround and a decorative tiled inset, under stairs cupboard and wall lighting. A door leads to the rear hallway giving access to the first floor and a door leads to the hallway.

### Additional Photo





### Additional Photo



### Hallway

Having a quarry tiled floor, two windows to the side, a door to the front and a door leading through to the lounge.

### Rear Hallway

Accessed from the lounge with a window to the side and a staircase leading to the first floor accommodation.

### First Floor Landing

Having a window to the side, Velux roof light, radiator, loft hatch and doors leading to the bedrooms and the bathroom.

### Bedroom One 12'3" x 10'7" (3.75m x 3.23m)



A good sized double room with a window to the front, radiator and a wash hand basin on a vanity unit.

### Additional Photo

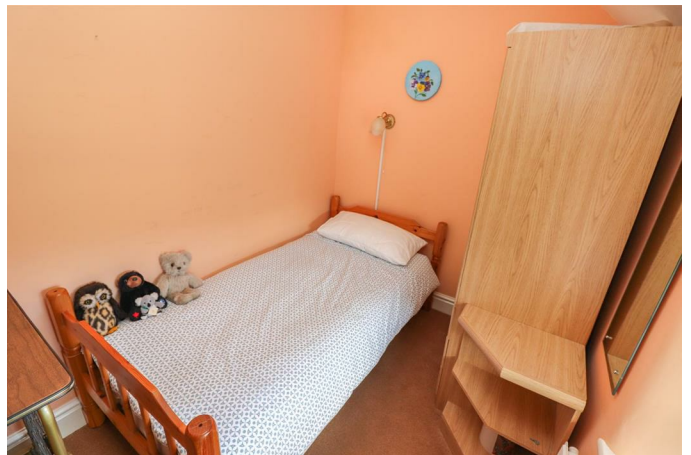


### Bedroom Two 11'11" x 10'7" (3.65m x 3.24m)



The second double bedroom has a window to the front, radiator, wash hand basin on a vanity unit with a shaver light and a fitted double wardrobe.

### Bedroom Three 9'3" x 7'6" (2.82m x 2.30m)



The third bedroom has a window to the rear and a radiator.



## Family Bathroom



The family bathroom is fitted with a step in easy access bath/ shower with side door, mixer tap and sower head, low level w.c., wash hand basin, fully tiled walls, radiator and a window to the rear.

## The Old Smithy 21'9" x 18'0" (6.63m x 5.50m)



The Old Smithy dating back to 1894 adjoins the main house and offers a truly wonderful space with lots of possibilities to create further living accommodation having a vaulted ceiling, two windows to the front, two velux windows to the rear, A stable door to the front, radiator, sink unit and focal fireplace with a slate backing and hearth. A door gives access to the adjoining garage again giving further scope for developing the property.

## Additional Photo



## Attached Garage 18'0" x 12'8" (5.51m x 3.87m)



The garage has an electric roller style door, power and lighting, velux to the front and the rear and a vaulted ceiling offering lots of storage space.

## Double Garage/ Workshop 18'9" x 16'5" (5.72 x 5.02m)



A further double garage/ workshop adjoins the single garage with an electric roller style door, power and lighting. Another superb space offering a lot of options and scope.



### Additional Photo



### Views From The Property



### To The Outside



The property is approached off the road through two wrought iron gates that lead onto an extensive parking area for a number of vehicles leading to the garages. The gardens are mainly lawned with mature trees and shrubs to the border. The garden is enclosed by fence panelling and walling and enjoys rural views over the surrounding countryside.

### Additional Photo



### Additional Photo

#### 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

#### 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.

#### To Book a Viewing

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

#### 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 Denbighshire County Council and we believe the property to be in Band C.

## **Services**

The agents have not tested the appliances listed in the particulars.

## **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.

## **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

## **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.

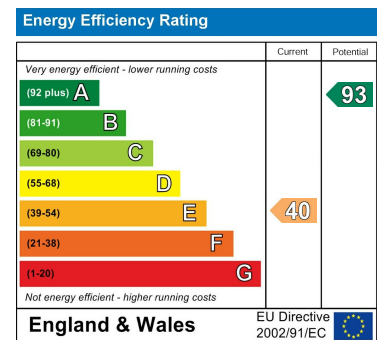
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

## Area Map



## Energy Efficiency Graph



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