

Town & Country

Estate & Letting Agents



Y Bwthyn Park Street, Llanrhaeadr Ym Mochnant, SY10 0JH

£750

Town and Country Oswestry are pleased to offer this two double bedroom semi detached country cottage to rent in a popular area of Llanrhaeadr YM. Accommodation comprises spacious lounge/ dining room, kitchen/ breakfast room, two bedrooms and a family bathroom. There is a courtyard garden to the front along with an enclosed, private area to the rear. All rentals require one month's rent in advance and one month's rent held for deposit. All deposits are held within the Deposit Protection Service (Custodial).
(No Pets permitted at this property)

Directions



From our Willow Street office, proceed out of town before turning left onto Welsh Walls. Follow the road around, turn left and proceed to the traffic lights. At the lights turn right and head towards Morda. Proceed through the village and turn right when reaching the bypass. Continue for approximately a mile and a half before turning right at Llyncllys Crossroads onto the B4396. After 10 miles you will reach the village of Llanrhaeadr Y M, continue into the centre of the village and turn right just before the parking on the square where the property will be found on the left hand side.

Accommodation Comprises

Lounge/ Dining Room 23'5"x 12'11" (7.15mx 3.94m)



The impressive, bright lounge/ dining room has two windows to the front, a part glazed door to the front, oak flooring, two radiators, an under stairs cupboard, modern vertical radiator and a focal inglenook fireplace with log burning stove, an oak beam over and a slate hearth. The lounge opens onto the kitchen.

Additional Photo



Additional Photo



modern vertical radiator, a window to the rear, a part glazed door to the rear, breakfast bar and an integrated Candy washing machine / tumble dryer.

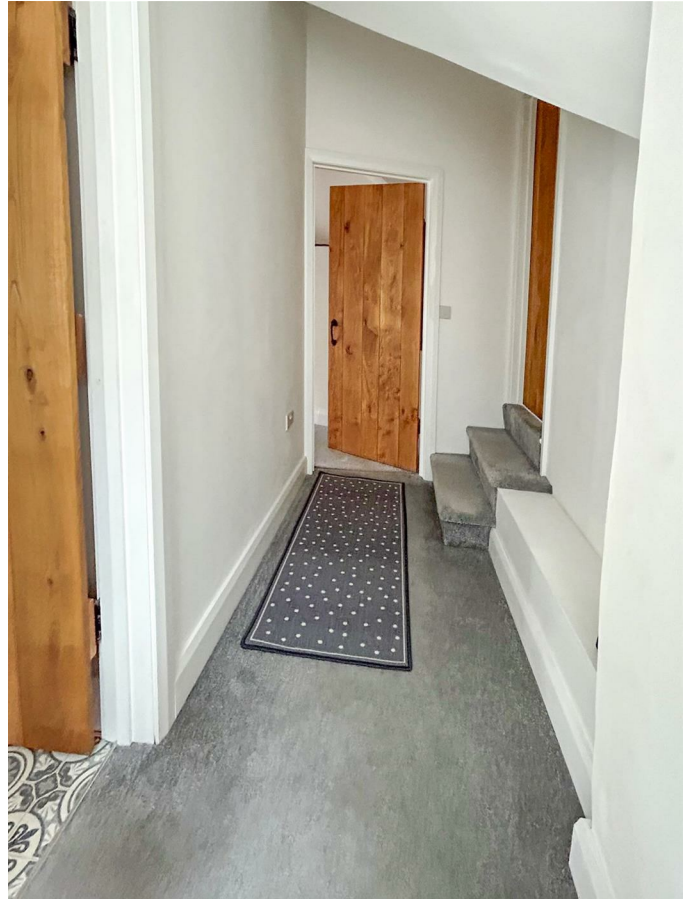
Additional Photo



Fireplace



First Floor Landing



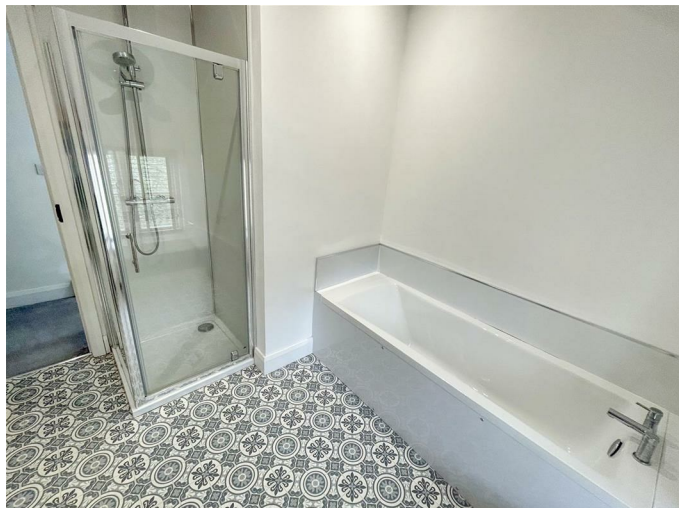
Kitchen/ Breakfast Room 13'6" x 10'11" (4.13m x 3.33m)



The first floor landing has oak doors leading to the bedrooms and the bathroom. There is a velux window letting in natural light to the staircase.

The well appointed kitchen/ breakfast room has a range of fitted base and wall units with work surfaces over, stainless steel sink with a mixer tap over, Hotpoint electric oven, ceramic hob, integrated extractor fan, integrated fridge/ freezer, tiled flooring,

Family Bathroom 9'8" x 8'5" (2.97m x 2.58m)



The beautifully appointed bathroom has a panel bath with a mixer tap over, a window to the front, vinyl flooring, separate shower cubicle with two shower heads, low level w.c, and a wash hand basin on a vanity unit with a mixer tap over, heated towel rail, spotlighting and an extractor fan.

Additional Photo

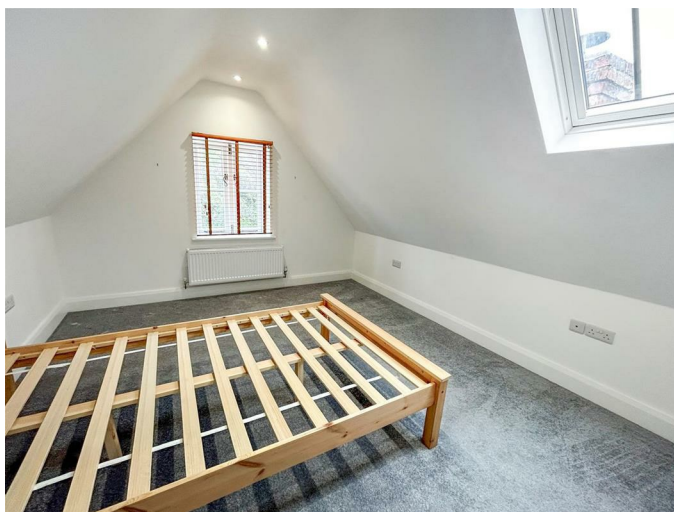


Bedroom One 14'1" x 9'6" (4.31m x 2.92m)



A double bedroom with a window to the front, ceiling beams, radiator, spotlighting, tv point and slate detailing.

Bedroom Two 13'8" x 11'0" (4.19m x 3.37m)



The second double bedroom has a window to the rear, velux window, radiator, spotlighting and two tv points.

To The Outside



To the outside of the property there is a pretty gravelled courtyard area to the front with lovely wrought iron fencing. To the rear there is a private enclosed paved area with further area at the side with log store and bin storage. There is also an outside tap.

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.

To Book a Viewing

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

Council Tax

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

Services

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

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 2.00pm

Additional Information

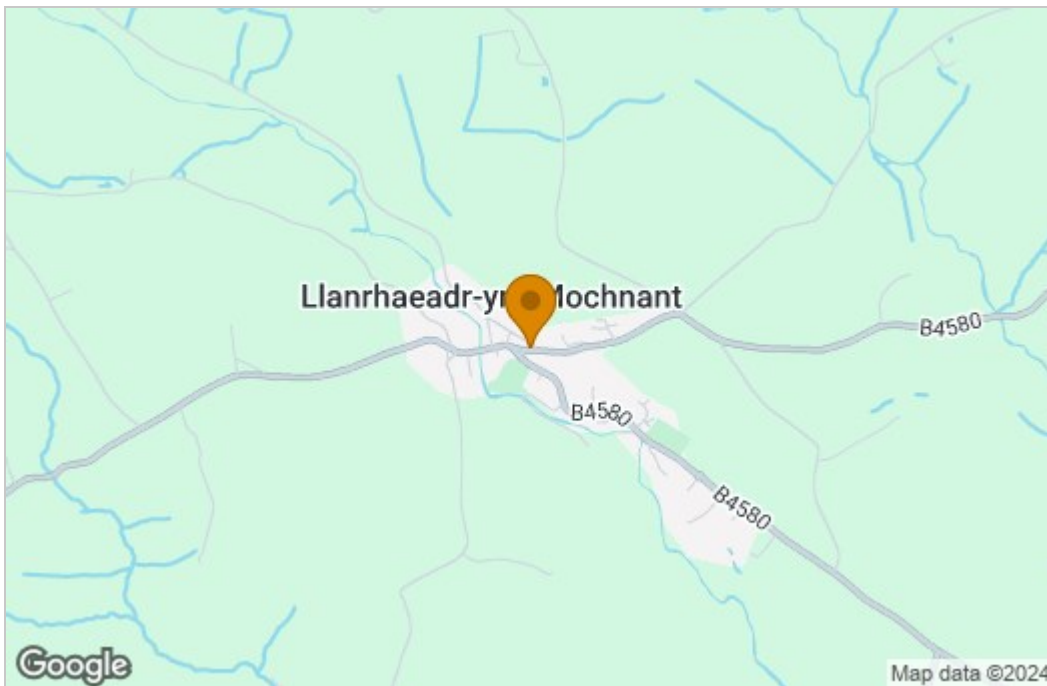
We would like to point out that all measurements, floor plans and photographs are for guidance

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.

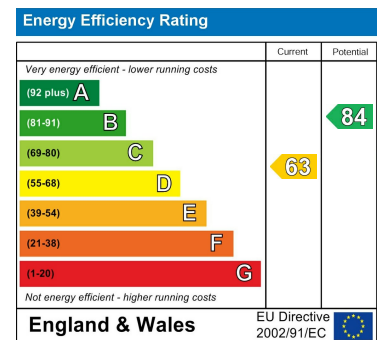
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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

Area Map



Energy Efficiency Graph



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