

# Town & Country

Estate & Letting Agents



**11 Waterfall Street, Llanrhaeadr Ym Mochnant, SY10 0JX**

**Auction Guide £125,000**

FOR SALE AT AUCTION ON OCTOBER 31ST 2025. A rare opportunity to purchase this truly delightful early C19 listed end of terrace country cottage which has retained its character including Gothic features located in the pretty village of Llanrhaeadr Ym Mochnant at the heart of the Tanat Valley. The property would benefit from a scheme of updating and offers spacious accommodation with two reception rooms, kitchen, bathroom and three/ four bedrooms. To the outside there is a cottage style garden with rear garden and rented off road parking space. Unconditional lot, Buyers Premium Applies at 5% plus vat (subject to a minimum of £5,000 plus VAT).

### Directions

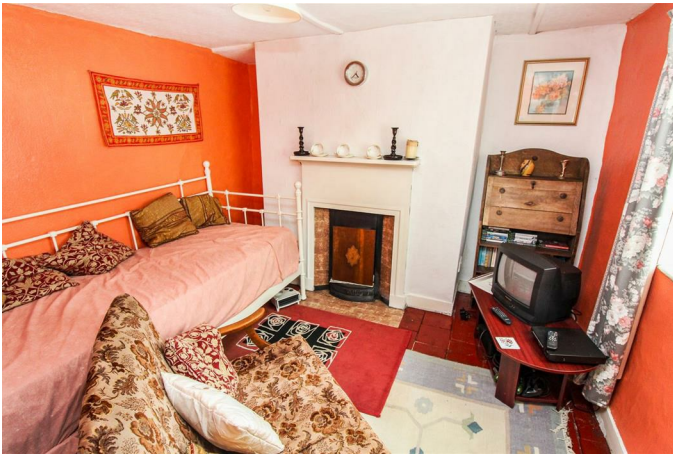
From Oswestry take the A483 Welshpool road turning right at the Llyncllys cross roads onto the A495. Continue on the B4396 towards Bala and Llanrhaeadr. On entering the village proceed through the Village Centre passing the Spar on your right. Turn right just before the Greatorex shop onto Waterfall Road where the property will be seen on your right hand side after approximately 100 metres.

### Accommodation Comprises

#### Hallway

Having a tiled floor, stairs leading to the first floor, a part glazed door to the front and doors leading to the sitting room and the living/dining room.

#### Sitting Room 9'10" x 9'6" (3.00m x 2.92m)



The cosy sitting room has a window to the front, stone flooring, central fireplace with an open fire and surround and a radiator.

#### Living/Dining Room 12'9" x 9'6" (3.90m x 2.90m)



The living/dining room has a stone floor, window to the front, open fireplace with a tiled hearth and back, radiator and a door leading to the entrance hall.

#### Rear Lobby

The rear lobby has an under stair cupboard, quarry tiled floor, large walk in pantry off and a door leading to the kitchen.

#### Kitchen 14'2" x 6'4" (4.33m x 1.95m)



The kitchen is fitted with base units with work surfaces over, stainless steel sink, cooker space and point, plumbing for a washing machine, quarry tiled flooring, beamed ceiling, window to the rear and a door leading to the rear yard. A door leads to the hall area that houses the Oil fired boiler and leads to the ground floor bathroom.

#### Bathroom 8'2" x 7'9" (2.50m x 2.37m)



The bathroom has a window to the rear, panel bath with a Triton electric shower over, low level w.c., wash hand basin, radiator, quarry tiled flooring and a shaver point.

#### First Floor Landing

With a loft hatch and doors to the bedrooms.

**Bedroom One 12'9" x 9'11" (3.89m x 3.04m)**



A good sized double bedroom having a window to the front, radiator and a built in airing cupboard.

**Bedroom Two 12'7" x 11'8" (3.85m x 3.58m )**



A good sized L shaped room with a window to the front and a radiator.

**Potential Bedroom Four/Storage 14'9" x 6'5" (4.50m x 1.98m)**



The room has a sloped ceiling with restricted head height, There is a radiator, small roof light and a door leading through to the third bedroom. This room has the potential to become a fourth bedroom, shower room, upstairs bathroom or store room.

**Bedroom Three 11'3" x 8'2" (3.44m x 2.49m)**



The third bedroom also has restricted head height and has a window to the rear, stripped floorboards and a radiator.

**To The Outside**

The front of the property had a stone wall boundary with wrought iron gate leading to the front door. There are cottage style gardens with shrubbed and lawned areas.

**Rear Gardens**



The rear of the property has a yard area with oil tank and a gate leading out to the side street where there is an allocated parking space.

## Parking



This space for one vehicle is rented from the Village Hall at a current cost £105.00 per annum, this is a historic arrangement.

## 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 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.

## 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 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.

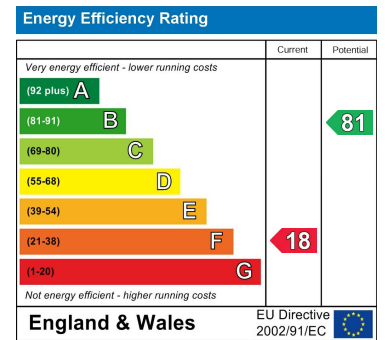
## Floor Plan



## Area Map



## Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

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