

# Town & Country

Estate & Letting Agents



**15 Orchard Croft, Llandrinio, SY22 6US**

**Offers In The Region Of £239,950**

Nestled in the charming village of Llandrinio, this delightful semi-detached house on Orchard Croft presents an excellent opportunity for families seeking a modern home in a picturesque setting. Built in 1990, the property boasts an immaculate presentation, ensuring that it is ready for you to move in and make it your own. The house features three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The inviting reception room serves as a perfect gathering space, ideal for both relaxation and entertaining. The layout is thoughtfully designed to maximise comfort and functionality, making it a wonderful place to call home. One of the standout features of this property is its beautiful gardens, which offer a serene outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. The gardens enhance the overall appeal of the home, providing a tranquil retreat from the hustle and bustle of daily life. Situated in a pretty village location, residents can enjoy the benefits of a close-knit community while still being within easy reach of local amenities. This modern family home is not just a property; it is a lifestyle choice that combines comfort, beauty, and convenience. In summary, this semi-detached house on Orchard Croft is an exceptional find for those looking to settle in a lovely village environment. With its three bedrooms, immaculate presentation, and stunning gardens, it is a property that truly deserves your attention.



### Directions

From Oswestry take the A483 towards Welshpool until you reach Four Crosses, take the first exit at the roundabout, follow the road until you reach the mini roundabout and take the second exit. Follow the road out of the village, at the T-junction turn left into Llandrinio village. Go past the petrol station on the left and soon after take a left hand turn into Orchard Croft. Follow the road around to the left where the property will be located on your left hand side.

### Accommodation comprises

#### Porch

The porch has a tiled floor, a window to the side and a part glazed door leading to the front.

#### Hall



The spacious hall has a part glazed door to the hall, wood flooring, a radiator, and a double cupboard offering good storage. Stairs lead off to the first floor and doors lead to the cloakroom, lounge and the kitchen.

#### Cloakroom

The cloakroom has tiled flooring, a radiator, low level w.c., wash hand basin and an extractor fan.

### Lounge 13'8" x 10'4" (4.18m x 3.15m)



The bright lounge has a window to front, a wood fire surround, a radiator, coved ceiling and wall lighting.

### Kitchen 9'8" x 9'5" (2.96m x 2.89m)



The kitchen is fitted with a good range of modern wall and base units with wood style worktops over, part tiled walls, wood floor, leisure cooker, extractor fan over, single bowl sink with a mixer tap, plumbing for washing machine, radiator, coved ceiling, spot lights and space for a fridge freezer. A door leads through to the conservatory.



### Additional Photo



### Conservatory 9'6" x 9'3" (2.91m x 2.82m)



The conservatory has a radiator, tiled flooring, insulated roof and French doors leading to the rear garden.

### Landing



The bright, airy landing has a window to the rear, a loft hatch and an airing cupboard off with tank. Doors lead to the bedrooms and the bathroom.

### Bedroom One 9'8" x 9'2" (2.97m x 2.80m)



The first bedroom has a radiator and a window to the front with views.

### Bedroom Two 9'10" x 8'0" (3.00m x 2.44m)



Bedroom two has a window to the rear, a radiator, a built in wardrobe and a coved ceiling.

### Bedroom Three 6'8" x 9'9" (2.05m x 2.98m)



Bedroom three has a window to the front with views, radiator, a built in wardrobe and coved ceiling.

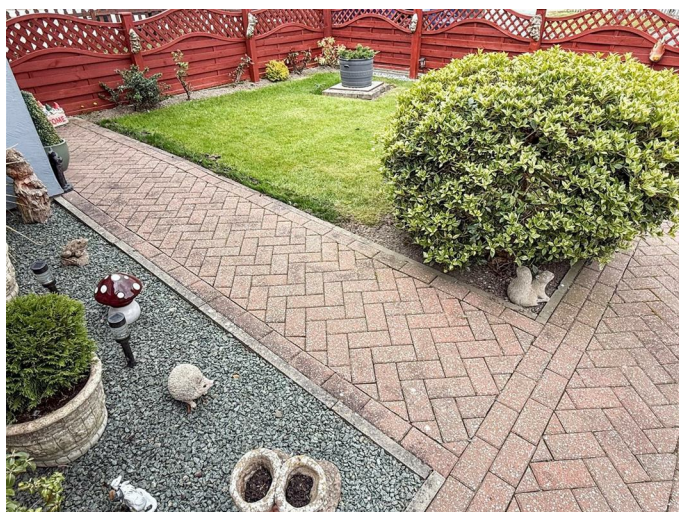


### Bathroom 6'6" x 5'1" (1.99m x 1.56m)



The bathroom has a window to the side, a radiator, a low level w.c., wash hand basin, corner shower cubicle with a Triton electric shower, tiled flooring, part tiled walls, spotlights, extractor and fitted cupboards.

### Front Garden



The front garden has a blocked paved drive for two cars, well maintained lawned and shrubbed gardens, fencing and outside lighting. A gate at the side gives access to the rear garden.

### Views To The Front



### Rear Garden



The beautifully maintained rear garden is another great feature of this home having a patio ideal for sitting out and relaxing, a shed, lawned and shrubbed garden, outside lighting and oil tank.

### Additional Photo





### 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, 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 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.

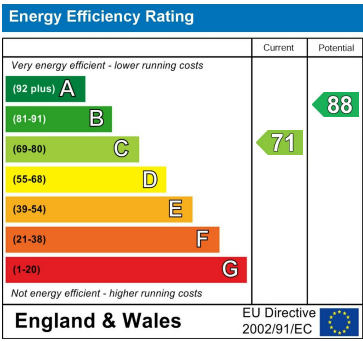
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.