

# Town & Country

Estate & Letting Agents



**17 Brynmelyn, Llynclys, SY10 8AG**

**Offers In The Region Of £189,950**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this good sized family home set in the pretty area of Llynclys, just a five minute drive from the town of Oswestry. The property sits on a good sized plot with elevated views to the front and great far reaching views over countryside to the rear. Having three bedrooms, bathroom, hallway, lounge, kitchen, dining room, sun room and cloakroom, the property is ideal for those wanting space and offers great potential for a buyer to put their own stamp on the property. The driveway offers lots of parking along with a garage and workshop. Ideally positioned with good road links, a great opportunity to make this lovely home yours.

### Directions

From our office proceed up willow street and turn left at the crossroads. Follow the road until you pass the Walls restaurant and turn left at the T-Junction for the traffic lights. Turn Right at the traffic lights onto Morda Road and follow until you join the A483 to Welshpool. At the Llynclys crossroads turn left and follow the road over the hump back bridge. On entering the hamlet the property will be found on the left hand side set back off the road.

### Accommodation Comprises

#### Hallway

The hallway has a part glazed door to the front, a glazed door to the lounge, radiator and stairs leading to the first floor.

#### Lounge 14'0" x 13'7" (4.28m x 4.16m)



The good sized lounge has a window to the front, radiator, tiled open fireplace with an inset electric fire, understairs cupboard with a window to the side and a wall mounted oil boiler. A glazed door leads through to the kitchen.

#### Additional Photo



#### Kitchen/ Dining Room 16'8" x 7'8" (5.10m x 2.34m)



The kitchen/ dining room is fitted with a range of base and wall units with work surfaces over, plumbing for a washing machine, electric oven, ceramic hob, integrated extractor fan over, under unit lighting, stainless steel sink with a mixer tap over, vinyl flooring, part tiled walls, radiator, two windows to the rear and a part glazed door leading to the sun room.

#### Additional Photo



#### Sun Room 16'0" x 3'8" (4.88m x 1.13m)

The sun room is a lovely place to sit and relax overlooking the garden and views. having a tiled floor, windows to the rear and a part glazed door to the garden. A door leads to the cloakroom.

#### Cloakroom

The cloakroom has a low level w.c. ,window to the side and tiled flooring.

#### First Floor Landing

The first floor landing has a window to the side, loft hatch, linen cupboard and doors leading to the bedrooms and the bathroom.

### Bedroom One 10'11" x 8'3" (3.35m x 2.54m)



The first double bedroom has a window to the front with great views, radiator, built in wardrobes and a picture rail.

### Bedroom Two 10'11" x 7'1" (3.34m x 2.17m)



The second double bedroom has a window to the rear with far reaching views over the countryside, picture rail, radiator and fitted mirror fronted sliding wardrobes offering great storage.

### Bedroom Three 7'6" x 7'2" (2.29m x 2.20m)



The third bedroom has a window to the rear with great views, picture rail and a radiator.

### Shower Room



The shower room is fitted with a double shower cubicle with a Triton electric shower fitted, low level w.c., wash hand basin, part tiled walls, a window to the front and vinyl flooring.

### To The Outside

The property has a long gravelled driveway that leads up to the house and the garage providing parking for a number of vehicles. The gardens to the front are low maintenance and are gravelled with fence and hedge boundaries.

### Garage and Workshop

The detached garage has an up and over door along with a separate workshop area at the rear with a side personal door.

### Views To The Front



The property enjoys good views to the front over the surrounding area.

### Rear Gardens

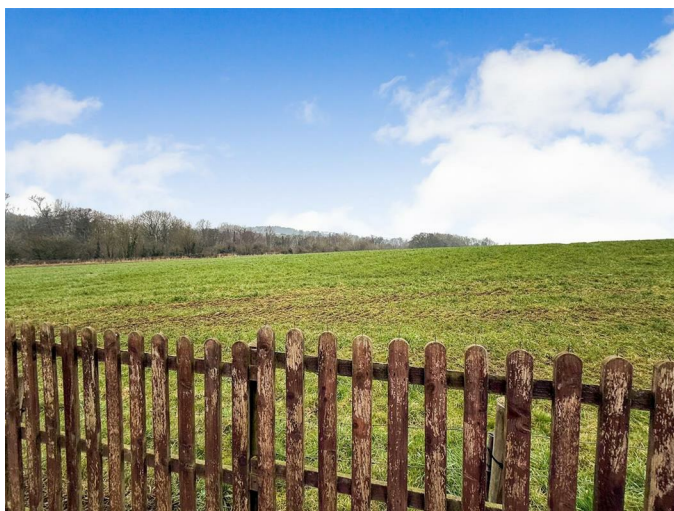


The well kept rear gardens have a patio area with lawned and shrubbed gardens beyond. There is a brick built out house measuring 2.15m x 2.11m along with a shed. The gardens back onto open fields with fantastic unspoilt views over the rolling countryside.

### Additional Photo



### Views To The Rear



### 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/leasehold, 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 A.

### **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 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.

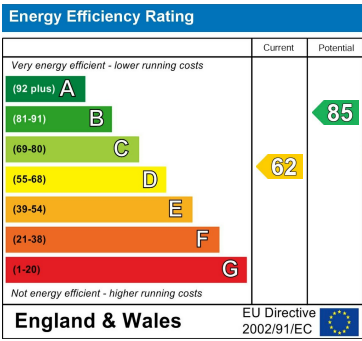
Floor Plan



Area Map



Energy Efficiency Graph



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