



Pennant, 4 Cambrian Terrace, Llansantffraid, SY22 6AF

£125,000

NO CHAIN!!!

Town and Country Oswestry are delighted to offer to the market this DELIGHTFUL RECENTLY UPDATED WELL MAINTAINED TWO BEDROOM END OF TERRACE PROPERTY SITUATED IN A VILLAGE LOCATION. Accommodation briefly comprises - Hallway, Lounge/Diner, Kitchen, Two Bedrooms, Bathroom and Cellar. There is a good sized private garden to the rear with paved, lawned and vegetable areas. Benefiting from multi-fuel central heating and uPVC double glazing.

Excellent road links to all major towns and cities. The bus route runs through the Village on a regular basis. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS PROPERTY AND ITS CONVENIENT LOCATION.



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Directions

From our Willow Street office, proceed out of town before turning left onto Welsh Walls. Follow the road round and turn left and proceed to the traffic lights. At the lights turn right and head towards Morda. Proceed through the village and turn right upon reaching the bypass. Continue along before turning right at the crossroads at Llynclys. Follow the road along until reaching a turning on the left signposted for Llansantffraid. Proceed into Llansantffraid and continue straight over the roundabout. Proceed along past the Spar on your left and you will see the property on the left hand side identified by our For Sale board.

Accommodation Comprises

Hallway

With laminated flooring, uPVC door to the front, radiator, telephone point, stairs leading to the first floor and an under stairs cupboard.

Lounge/Diner 4.19m x 6.34m (13'9" x 20'10")

Having a window to the front, a window to the rear, radiator, laminated flooring, and an attractive log burning stove inset in a brick fireplace on a tiled hearth.

Door leading to the cellar.



Additional Photograph



**TOWN &
COUNTRY**

ESTATE & LETTING AGENTS • AUCTIONEERS

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Additional Photograph



Kitchen 1.94m x 3.24m (6'4" x 10'8")

Having base and wall fitted kitchen units, a window to the side, a window to the rear, single stainless steel drainer sink with a mixer tap, space for a cooker, electric cooker point, extractor fan over the cooker, laminated flooring, part tiled walls, spot lights, plumbing for a washing machine, space for a fridge and a part glazed door to the rear.



Cellar 4.24 x 2.37 (13'11" x 7'9")

With lighting.

Landing

With a loft hatch and doors leading to the bedrooms.

Bedroom One 3.87m x 3.72m (12'8" x 12'2")

With a window to the rear, built-in wardrobes and a door to the bathroom.



Additional Photograph



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Bathroom

Having a three piece white suite, a window to the side, part tiled walls, airing cupboard and a radiator.



Bedroom Two 2.93m x 3.9m (9'7" x 12'10")

With a window to the front and a radiator.



Rear Garden

The good sized rear garden has a patio area and a raised pond leading to lawns beyond with a fenced off vegetable plot at the end of the garden. All enclosed by walling and fence panelling.



Additional Photograph



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Additional Photograph



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Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Money Laundering Regulations

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Town and Country

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer

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Register - Sound Local Knowledge and Experience - State of the Art Technology -
Motivated Professional Staff - Member of the National Association of Estate Agents -
All properties advertised on www.rightmove.co.uk
-NO SALE - NO FEE
VERY COMPETITIVE FEES FOR SELLING.

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.

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