





29 Maes Y Foel, Llansantffraid, SY22 6AJ

Offers in the region of £175,000

A well maintained semi-detached bungalow located in the popular village of Llansantffraid providing well laid out accommodation briefly comprising entrance hall, sitting room/dining room, kitchen, rear porch, two bedrooms and disabled wet room. The property has the benefit of oil central heating, PVC double glazing and extensive off road parking and recently constructed carport. Well maintained gardens are situated at the front and rear with raised decking area situated to the rear with access ramp.

Llansantffraid village has an extensive range of amenities including two small supermarkets, post office, junior school and two public houses to name but a few. Viewing is recommended.

EPC Rating: D



**ACCOMMODATION COMPRISING:
(ALL MEASUREMENTS ARE APPROXIMATE)**

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ENTRANCE HALL

9' 0" x 4' 0" (2.74m x 1.22m)

PVC double leaded glazed and panelled front door with full length side screen to one side, to entrance hall with central light point, radiator. Door to built in linen cupboard with radiator and range of shelving, access to roof space. Doors give access to accommodation comprising:

SITTING/DINING ROOM

18' 4" x 9' 9" (5.59m x 2.97m)

With two radiators, two central light points, power points, TV aerial socket, coal effect electric fire,

telephone point, PVC double glazed double French doors with full length windows to the side gives access to rear gardens.

KITCHEN

12' 0" x 5' 5" (3.66m x 1.65m)

With range of units comprising stainless steel single drainer sink unit set into laminate work surface containing a two wall sections with range of cupboards and drawers under and tile splash above. Range of eye level cupboards to one wall, space and plumbing set for automatic washing machine, space for refrigerator, space for the cooker for electric cooker point. Oil fired boiler supplying domestic hot water and central heating. Double doors to large built in full length store cupboard with range of shelving, radiator, vinyl floor covering, central light point, PVC double glazed window to the side. Glazed and wooden door leading to rear PVC constructed.

REAR PORCH

6' 6" x 3' 7" (1.98m x 1.09m)

With double glazed windows and door leading to rear gardens.

From the entrance hall door to:

BEDROOM 1 (FRONT)

13' 0" x 8' 10" (3.96m x 2.69m)

With radiator, power and lighting points, telephone point, built in wardrobe with hanging rail and top

shelf. Double glazed window to the front.

BEDROOM 2 (FRONT)

10' 7" x 6' 3" (3.23m x 1.91m)

With radiator, power and lighting points, double glazed window to the front.

WET ROOM

Fitted with fitted shower, rail and curtain, wash hand basin with storage cupboards under and alongside, low level flush WC, "Aquaboard" laminate panelling to all walls, wall mounted electric convector heater, radiator, central light point, double glazed opaque plate glass window to the side.

OUTSIDE FRONT

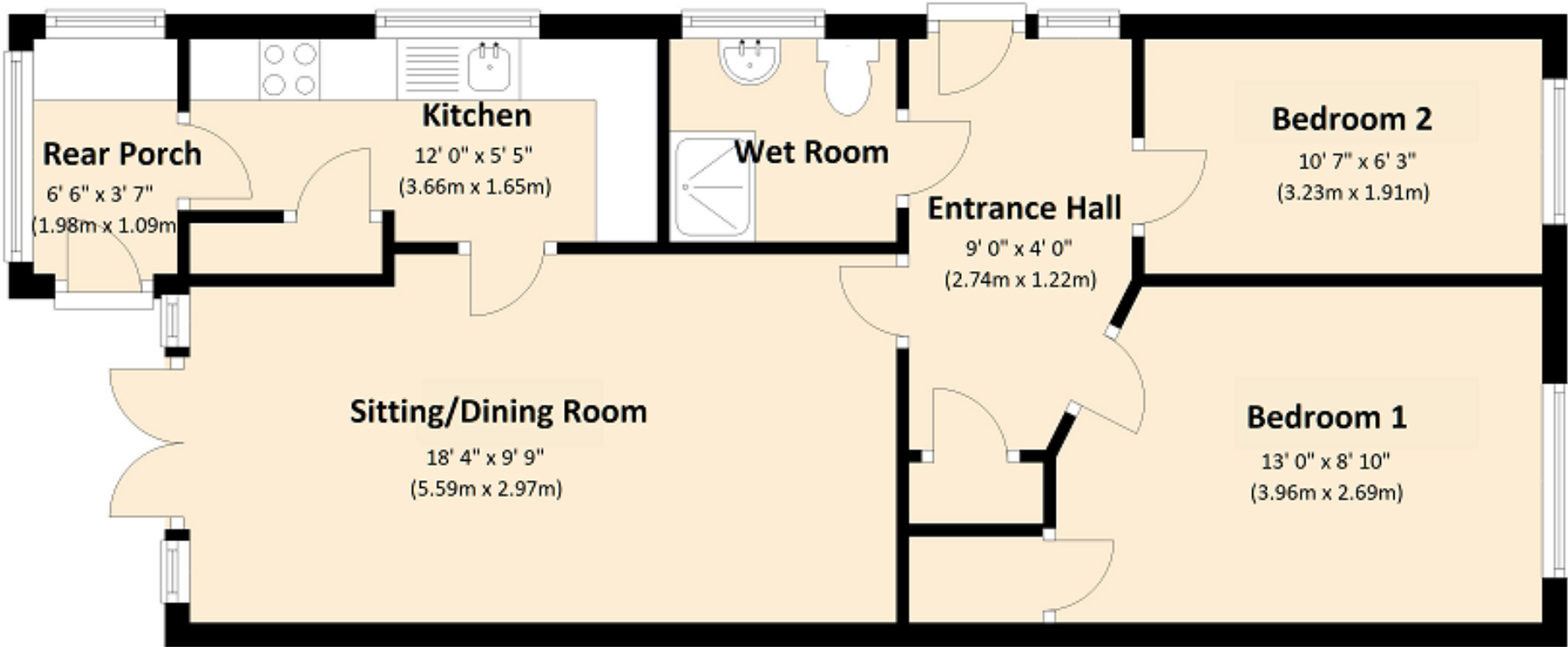
The property is approached over gravel and concrete driveway giving off road parking for two cars and extending down the side of the property to covered carport with outside light and water tap.

REAR GARDENS FROM FRENCH DOORS

Stepping out onto decking area with balustrade and ramp leading down to further paved concrete patio area extending to small lawned section with raised paved area set to one side. Gardens are enclosed by a variety of fencing, oil storage tank set to one side.

EPC RATING: D For a full copy of the Energy Performance Certificate please contact agents.

Floor Plan
(not to scale - for identification purposes only)



Directions:

Approaching Llansantffraid Village from Oswestry continue on through the village past the Spar supermarket. As you start to exit the village turn right sign posted Llanfyllin then immediately right again onto the Winllan Road. Continue up the bank taking the first turning left into Maes-Y-Foel, follow the road down to the bottom and to the right and number 29 is situated on the left hand side indicated by the for sale sign.

Viewing arrangements

Viewing of the property is strictly by appointment only through

Roger Parry & Partners LLP

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**Roger
Parry**
& Partners



Outlook from rear of property.

Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.