





Llanerch, Llandrinio, Llanymynech, SY22 6SG
Offers In The Region Of £545,000

Llanerch is a unique property designed by the original owners to provide flexible and quality accommodation in a lovely semi-rural setting. The accommodation briefly comprises a reception hall, sitting room with fitted log burner, vaulted sunroom, kitchen/dining room, downstairs double bedroom presently fitted out as a cinema room with an adjacent downstairs shower room. Upstairs, the property has two large double bedrooms, one of which has an ensuite shower room, and the other has an ensuite bathroom, together with a study/small bedroom four.

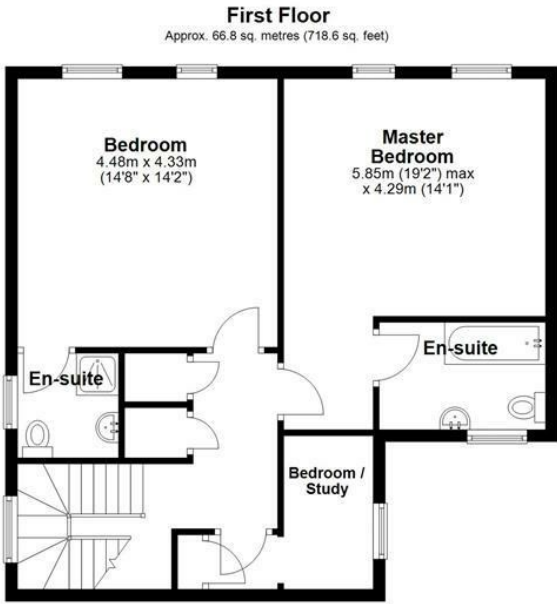
There is a large, very smart attached garage that also incorporates a utility area and WC. The property has the benefit of oil fired central heating underfloor to ground floor and radiators to first floor, uPVC double glazing, and well-maintained gardens on two sides. The property is approached through electrically operated security gates leading onto its private driveway, which extends up to a large forecourt providing excellent off-road parking. Llanerch is located just outside the village of Llandrinio, which has a large convenience store, post office and petrol station. The property is conveniently positioned for accessing all the neighbouring towns of Shrewsbury, Oswestry, and Welshpool.

Inspection is highly recommended.





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



Total area: approx. 200.9 sq. metres (2162.9 sq. feet)

Pillared entrance porch leads to a uPVC wood effect panelled and leaded glazed front door with an opaque glass side screen set to one side, entrance porch gives access to:

Reception Hall

14'3 x 13 (4.34m x 3.96m)

With ceramic tiled flooring with underfloor heating, door to useful storage cupboard enclosing underfloor incorporating underfloor heating manifold, feature staircase leading to first floor, double glazed window to the front, access to loft with folding loft ladder partially boarded with lighting.

Door to:

Downstairs Shower Room

7'2 x 6'7 (2.18m x 2.01m)

Fitted with a modern suite comprising a fully tiled shower cubicle with glazed screens, vanity wash basin with mirror and lighting unit above and storage, cupboard alongside, further built-in cupboards below, WC, ceramic tile flooring, chrome heated towel rail, further wall mounted convector heater, extractor fan, recessed spotlights, tiled sill to opaque glass window to the rear.

From Entrance Hall, oak glazed panel door to:

Living Room

20'8" x 14'1" (6.32 x 4.30)

Feature fireplace with raised granite hearth and wood surround with log burner inset, underfloor heating, two central light points, coving ceiling, two wall light points, TV aerial socket, ample power points, uPVC double glazed windows overlooking gardens, archway through to:

Garden Room

With feature vaulted ceiling, underfloor heating, ample power points, uPVC double-glazed windows overlooking gardens with further double-glazed skylights above, double French doors give access to gardens, with full-length glazed side screen set to either side, glazing wooden service door gives access to:

Kitchen/Dining Room

20'8" x 14'3" (6.32 x 4.36)

With a range of oak shaker style units comprising 1 ½ bowl single drainer sink unit set into granite worktop, extending to three wall sections with an extensive range of cupboards and drawers under and granite splashback, built-in dishwasher, Rangemaster classic 90's electric cooking range, with five ring induction hob and double oven and grill

under, built-in matching extractor hood above, further island unit with matching granite worktop and a further range of cupboards and drawers under, extensive range of eye level cupboards incorporating display units with built-in lighting and pelmet lights, built-in fridge /freezer, ceramic tiled flooring with underfloor heating, range of recess spotlights, coving to ceiling, double glazed uPVC windows overlooking front forecourt and gardens to the side, service door to garage, glazed and wooden door leads back to reception hall.

From the reception hall door to:

Ground Floor Bedroom/ Cinema

12'0" x 14'2" (3.68 x 4.33)

This room is presently fitted out as a cinema room but could easily be turned back into a bedroom. With underfloor heating, power and lighting points and UPVC double-glazed window to the front.

From Entrance Hall, oak staircase with half landing and feature uPVC double glazed coloured leaded glass window overlooking fields, leads to:

Landing

With radiator, power and lighting points, built-in cupboard enclosing hot water cylinder, further built-in storage cupboard with hanging rail, shelving and lighting point.

Landing gives access to bedroom accommodation comprising:

Principle Bedroom

19'2" x 14'0" (5.85 x 4.29)

With radiator, power and lighting points, two further wall light points, range of built-in wardrobes to one wall providing extensive hanging space and shelving, uPVC double glazed windows to the side overlooking fields and gardens with views toward The Breidden Hills in the distance.

Door to:

Ensuite Bathroom

8'8 x 5'10 (2.64m x 1.78m)

Fitted with a contemporary suite comprising a panelled pea shaped bath with fitted double head shower unit above and glazed side screen, vanity wash hand basin with mirror and lighting unit above and range of built-in cupboards below, WC, chrome heated towel rail, ceramic tiled flooring, range of recessed spotlights, extractor fan, uPVC double glazed opaque glass window to the side.

Bedroom Three

14'8" x 14'2" (4.48 x 4.33)

With radiator, power and lighting points, uPVC double glazed window overlooking gardens with views over fields towards The Breidden Hills in the distance, access to roof space with built-in loft ladder, the loft is fully boarded with lighting and power point.

Door to:

Ensuite Shower Room

7'1 x 5'9 (2.16m x 1.75m)

Fitted with fully tiled shower cubicle with double-headed shower unit and concertina glazed sliding door, vanity wash basin with tiled splash back, mirror and lighting unit above with storage cupboards below, ceramic tiled flooring, chrome heated towel rail, extractor fan, recessed spotlights, double glazed window to the rear.

Study/Bedroom Four

6'2 x 6'6 (1.88m x 1.98m)

With a range of built-in shelving, radiator, power and lighting points, uPVC double-glazed window to the front, door to built-in storage cupboard with range of shelving, access to small loft area giving access to solar panels. (see agent's note)

Garage incorporating utility area

With electric up and over door, fully carpeted over concrete floor, power and lighting points, service door and window to the rear, range of units with built-in sink and plumbing for washing machine, range of eye-level units above, further range of units incorporating oil fired boiler. Door to WC. The garage does warrant particular comment in that it is one of the smartest garages we have ever marketed (see photo).

Gardens and Grounds

The property is approached through double wrought iron electrically operated gates leading onto private tarmac drive with hedging set to both sides, extending to a large tarmac forecourt, providing extensive off-road parking with a range of outside lights and outside power points, giving access to the garage.

Further hard standing set to the side of the garage with similar area adjacent to ground floor bedroom suitable for boat/caravan, brick paved pathway leads up to the front door and extends down the side giving access to the gardens.

These are situated on two sides of the property and can be accessed from the sunroom, which leads out onto a good-sized paved patio leading onto lawned areas surrounded by shrub borders. Extensive range of outside lights and outside water tap,

paved path with further small gravel sitting area set to one side leads to further lawn area with a range of raised flowerbeds and timber garden store, further outside power point and lighting. The garden runs to a good size and are bordered by fields to the side and enclosed by a variety of mature hedging.

Agents Notes

The property has the benefit of solar panels which provide water heating throughout the summer and contribute to the water heating during the winter months.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Superfast 1000 Mbps. Mobile Service: Limited. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is F. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Local Authority: Powys County Council

Council Tax Band: F

EPC Rating: C

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Shrewsbury take the A458 Welshpool Road, travel through the village of Ford taking the right turning signposted Alberbury, continue through the villages of Alberbury, Coedway and Crew Green, continue over the hump bank bridge over the river and continue for half a mile until you come to a private entrance on the left hand side, there are three private properties and Llanerch is the first on the left.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343



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 a 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.