

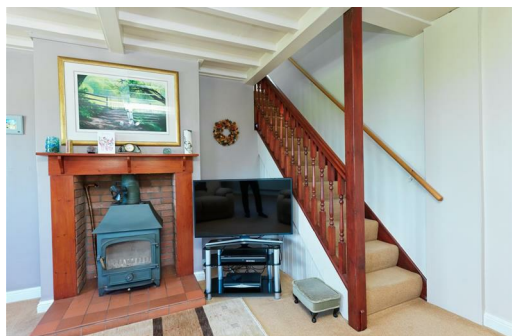
**FOR SALE**

Offers In The Region Of £450,000

## Golygfa, Llanrhaeadr Ym Mochnant, Oswestry, SY10 0BP

A wonderful opportunity to purchase a delightful detached property, looking down the Tanat Valley with superb views stretching to The Wrekin in the distance. This immaculate country home faces South East and is located on the edge of the Berwyn Mountains. Offering spacious accommodation which is warmed by oil fired central heating and benefits from double glazing. The accommodation comprises: Porch, Reception Hall, Living Room, Kitchen/Dining Room, Inner Hallway, Utility Cupboard, Cloakroom, Garden Room, First Floor Landing, Four Bedrooms all with delightful views, Shower Room, Gardens to the Front, Side and Rear, Ample Parking.





- **Delightful Detached Property**
- **Beautiful Location and Superb Views**
- **Tastefully Presented**
- **Double Glazing and Oil Fired Central Heating**
- **Ample Parking / Garage Space (S.T.P.P.)**
- **Gardens to Front, Side and Rear**

## LOCATION

A charming, distinctive and unique detached cottage offering immaculately presented accommodation benefiting from panoramic views of the Tanat Valley and surrounding countryside. Situated in an unspoilt picturesque location down a quiet country lane with very little traffic due to it being located on a quiet lane. This property must be viewed to be appreciated.

Llanrhaeadr Ym Mochnant is an extremely popular village with a good range of attractions, including shops, primary school, bank, butchers, garage, public houses. Situated approximately 13 miles from Oswestry, with access along the A5 for Shrewsbury and Wrexham, yet within beautiful countryside, on the edge of the Tanat Valley, leading to lakes Vyrnwy and Bala. Larger shopping facilities are available in Oswestry, Llanfyllin and Welshpool which are an easy drive away.

## DIRECTIONS

Proceed out of Oswestry along the A483 towards Welshpool. Turn right at the Llyncllys cross roads immediately after the White Lion Public House. Take the B4396 to Llanrhaeadr YM. Proceed through the village of Llanrhaeadr YM passing The Plough Public House to your Left Hand Side. Continue up to the top of the hill, when the road flattens out. Take the next small right hand lane (by a small cream cottage with large electric gates called Bitfel.) Proceed along this lane for approximately 0.4 miles, take the first left hand turn, proceed and the property will be seen 2nd on the left.

## THE ACCOMMODATION

The accommodation in more detail provides:-

### PORCH

With double glazed window with deep quarry tiled sill with views over the gardens and open countryside, quarry tiled floor, exposed random stone wall, light point. Timber and glazed door leads into:-

### RECEPTION HALL

With radiator, recessed cloaks cupboard providing storage space, light point, power point, telephone point.

### LIVING ROOM

16'4" x 21'7" (5.00m x 6.60m)

A dual aspect room with two UPVC double glazed windows to the front elevation with superb views across the open countryside views down the Tanat Valley, UPVC double glazed window to the side elevation with a stunning view of Moel Hen-fache, two radiators, feature chimney breast housing a multi fuel stove on a quarry tiled hearth with timber surround, staircase leading to the First Floor Landing with understairs storage, exposed beams to the ceiling, TV point, power and light points.

### KITCHEN/DINING ROOM

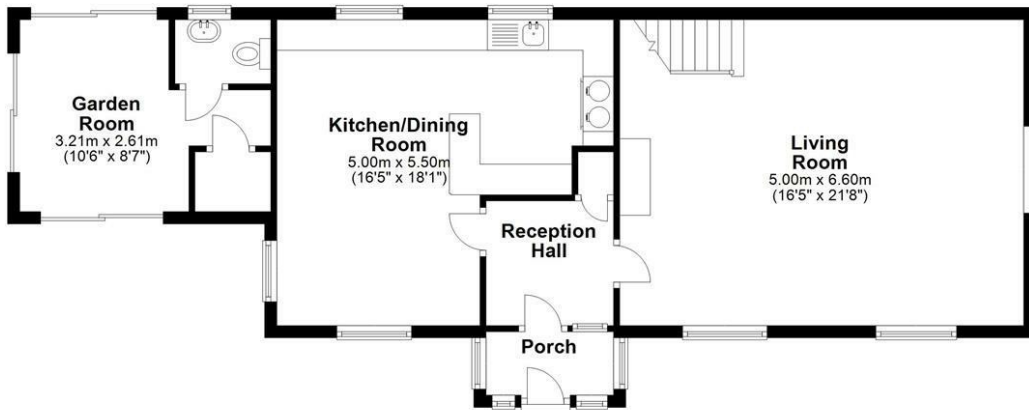
16'4" x 18'0" (5.00m x 5.50m)

This light and bright room comprises:-



**Ground Floor**

Approx. 76.6 sq. metres (824.9 sq. feet)



**First Floor**

Approx. 61.3 sq. metres (659.5 sq. feet)



Total area: approx. 137.9 sq. metres (1484.4 sq. feet)

**Golygfa**

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



#### KITCHEN

The kitchen comprises a comprehensive range of fitted base units which provide a good amount of cupboard storage with worktops over and tiled splashbacks, sink unit with mixer tap over and drainer to the side, part tiled floor, space and plumbing for dishwasher, space for fridge, oil fired feature range with two hotplates and oven providing cooking needs, two UPVC double glazed windows to the rear elevation with open countryside views.

#### DINING AREA

A dual aspect area with two UPVC double glazed windows to the front and side elevations over looking the gardens and grounds with superb views of the open countryside, Tanat Valley and The Wrekin in the distance, radiator, light and power points.

#### INNER HALLWAY

With tiled floor.

#### UTILITY CUPBOARD

Providing space and plumbing for automatic washing machine, space for additional white goods, tiled floor, light and power points.

#### CLOAKROOM

Comprising a two piece suite in white providing a low flush WC, wash hand basin, UPVC obscured double glazed window to the rear elevation, light point.

#### GARDEN ROOM

10'6" x 8'6" (3.21m x 2.61m)

With three sets of sliding patio doors leading out to the front, side and rear elevations, out on to the decking and leading out to the gardens and grounds, tiled floor, radiator, light and power points.

#### FIRST FLOOR LANDING

With UPVC double glazed window to the rear elevation with views of the open countryside in the distance, radiator, airing cupboard housing hotwater tank and providing linen shelving, light and power points.

#### BEDROOM ONE

14'1" x 11'9" (4.30m x 3.60m)

A dual aspect room with UPVC double glazed window to the front elevation with superb views across the open countryside views down the Tanat Valley and to The Wrekin in the distance, UPVC double glazed window to the side elevation with a stunning view of Moel Hen-fache, recessed range of fitted bedroom furniture which provides a good amount of hanging and storage space, radiator, power and light points.

#### BEDROOM TWO

9'6" x 10'5" (2.90m x 3.20m)

With UPVC double glazed window to the front elevation with superb views across the open countryside views down the Tanat Valley and to The Wrekin in the distance, radiator, power and light points.

#### BEDROOM THREE

9'6" x 10'2" (2.90m x 3.10m)

With UPVC double glazed window to the front elevation with superb views across the open countryside views down the Tanat Valley and to The Wrekin in the distance, radiator, power and light points.

#### BEDROOM FOUR

6'9" x 10'5" max (2.06m x 3.20m max)

With UPVC double glazed window to the rear elevation with superb views across the open countryside, radiator, power and light points.

#### SHOWER ROOM

Comprising a three piece suite in white providing a shower unit, inset wash hand basin with vanity cupboard beneath, low flush WC, fully tiled walls, heated towel rail, UPVC double glazed window to the front elevation.

#### GARDENS AND GROUNDS

From the lane level a five bar farm gate leads to the front and side of the property providing a gravelled parking and turning area.

The gardens are well worthy of mention and are a particular feature of the property and benefit from an enclosed cottage garden with sitting area, planted to a high standard with stunning views.



The front and side gardens back on to open countryside and are laid to lawn and designed for ease of maintenance with timber decking to the front of the property providing an ideal outside dining and sitting area.

There is a gravelled area to the rear of the property which backs out on top open countryside and benefits from a log store and boiler house.

#### **TENURE**

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor.

#### **VIEWING**

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

#### **HOW TO MAKE AN OFFER**

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer, please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples: Passport/Photographic Driving Licence and a recent Utility Bill.

#### **POWYS COUNCIL**

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS Telephone (01938) 552828  
The property is in Band ' G '

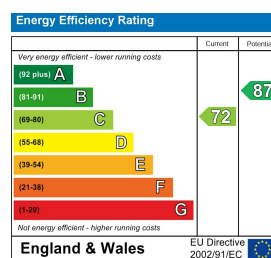
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales  
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