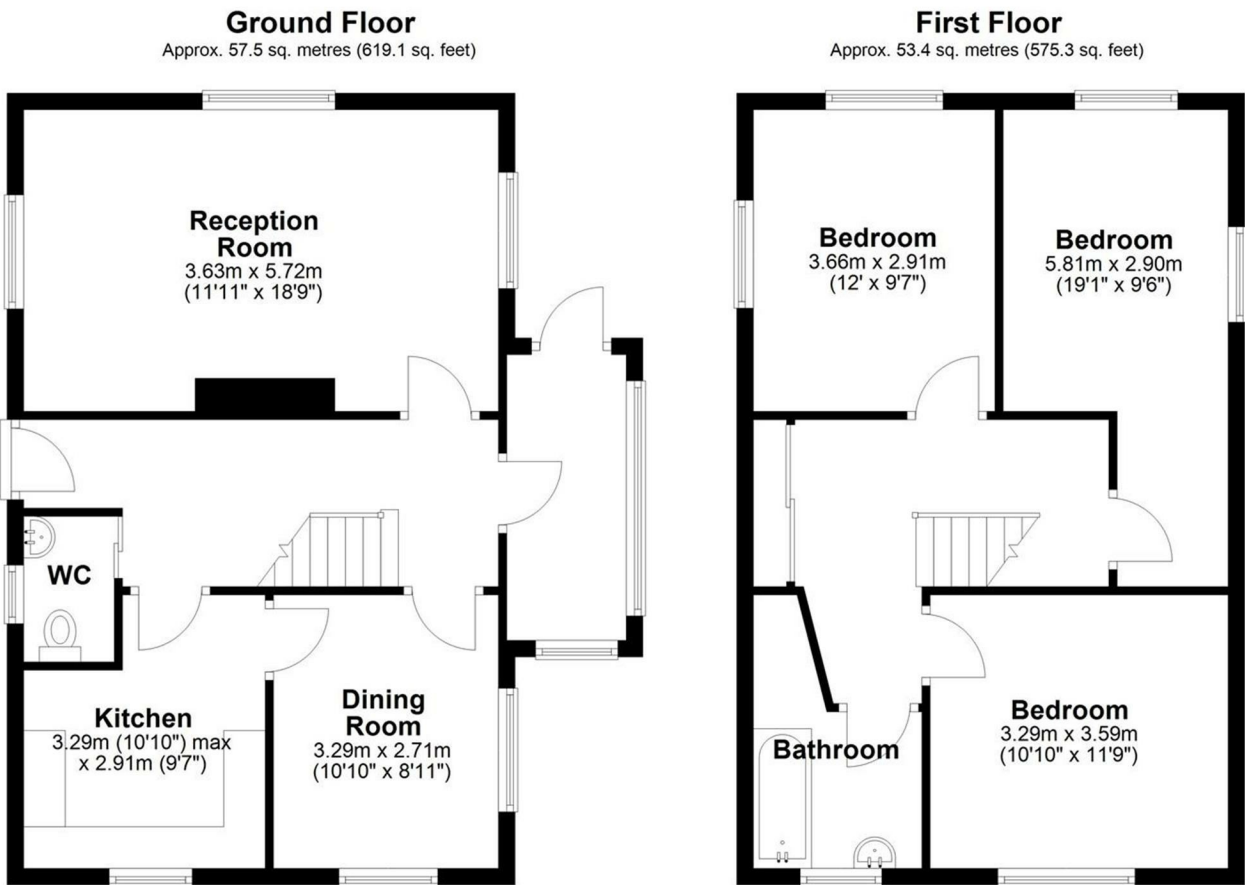


FOR SALE

Rainbows Bachie Road, Llanfyllin, SY22 5LA



Total area: approx. 111.0 sq. metres (1194.4 sq. feet)



FOR SALE

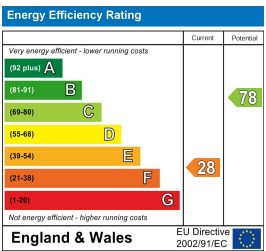
Offers in the region of £230,000

Rainbows Bachie Road, Llanfyllin, SY22 5LA

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



An interesting Detached House with attractively proportioned accommodation, requiring an extensive scheme of modernisation and refurbishment with scope to modify, whilst having well stocked gardens and garaging, set in a commanding position on the fringe of the town with stunning views to the front extending down the valley over open farmland.




01691 670 320


Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@halls.gb.com




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2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Detached, 3 Bedroom House
- Attractively Proportioned Layout
- Well Stocked Gardens
- Stunning Views to the Front
- Attractive Edge of Town Location
- Requiring Modernisaton/Refurbishment

DIRECTIONS

Travel towards Llanfyllin from the Welshpool direction on the A490. On reaching the edge of the town immediately prior to the school turn left onto Bachie Road. Follow the road up the bank and the property is set back on the right hand side.

WHAT3WORDS: dawn.sisters.vibrating

SITUATION

The property is most attractively situated on the fringe of the popular town of Llanfyllin, set slightly elevated with commanding views to the east down the beautiful valley. The town itself provides a good range of local amenities including shops, post office, doctors and dentist surgery, schools and social facilities. More comprehensive amenities can be found in the towns of Oswestry (14.5 miles) and Welshpool (11.8 miles). Llanfyllin is also an ideal base to explore North Powys, Southern Snowdonia and nearby Lake Vyrnwy.

DESCRIPTION

This mature detached house offers a traditional layout, being comfortably proportioned and is particularly noted for its light and airy rooms. The accommodation is in need of a general scheme of modernisation and refurbishment and offers scope for some remodelling to suit individual requirements. This opportunity will allow prospective purchasers to put their own tastes and requirements into the property, whilst its lovely commanding position and views are of particular benefit. The gardens are well stocked and somewhat deceptive in size. In addition there is a brick built garage.

ACCOMMODATION

RECEPTION HALL

Useful understairs storage cupboard, staircase rising to the first floor, rear part glazed door and side screen leading out to a SIDE PORCH.

GUEST CLOAKS/WC

With corner wash hand basin, low flush WC.

LOUNGE

With tiled fireplace and hearth with open grate, triple aspect windows. The main picture window to the front overlooks the garden with stunning elevated views over the valley in the foreground.

DINING ROOM

With twin window aspect partially overlooking the rear garden.

KITCHEN

With vinyl floor covering. Fitted formica work surfaces with built-in stainless steel sink unit. A selection of base and eye level storage cupboards, space and connection for LPG gas cooker, space and connection for washing machine.

FIRST FLOOR LANDING

With built-in wide double wardrobe having sliding doors, access to loft space.

BEDROOM 1

With built-in double wardrobe having sliding doors, twin window aspect - one of which provides stunning views down the valley.

BEDROOM 2

With twin window aspect.

BEDROOM 3

With twin window aspect - one of which provides stunning views down the valley.

BATHROOM

With coloured panelled bath and tiled splash with wall mounted electric shower unit and splash curtain. Pedestal wash hand basin, low flush WC.

OUTSIDE

The property is approached over a shared tarmacadam entrance which leads onto the main driveway with parking space.

DETACHED GARAGE

Brick built with metal up and over entrance door and power connected.

THE GARDENS

These are provided to both the front and rear. The front area comprises of a lawn interspersed with rose beds and having two ornamental ponds with water plants. In addition there are well stocked shrubbery beds and a metal arch with pathway which leads to steps dropping down to a wicket gate and the lane adjacent.

The rear garden provides a flagged patio immediately adjacent to the rear of the house with a mock stone retaining wall and terraced beds incorporating a selection of flowering shrubs. At the side is a pathway rising to a lawn.

GENERAL REMARKS

FIXTURES AND FITTINGS

Fitted carpets as laid, light fittings and curtains as provided are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity and drainage are understood to be connected. Part electric storage heating system.

TENURE

Freehold. Purchasers must confirm via their solicitors.

COUNCIL TAX

The property is currently in Council Tax Band E - Powys 1.

VIEWINGS

Strictly via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.