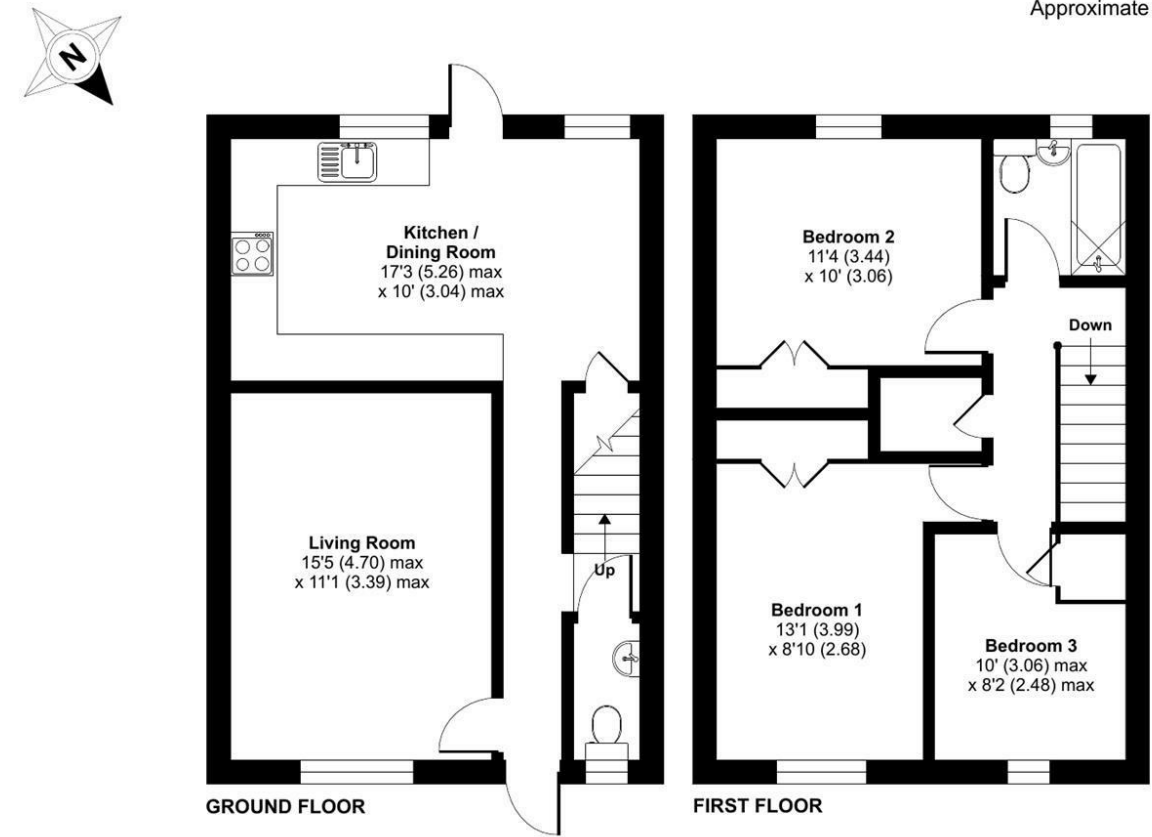


FOR SALE

6 Cain Court Llanfyllin, Powys, SY22 5DN

Cain Court, Llys Cain, Llanfyllin, SY22

Approximate Area = 926 sq ft / 86 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1250799



FOR SALE

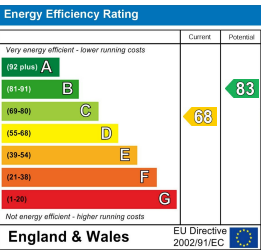
Offers in the region of £190,000

6 Cain Court Llanfyllin, Powys, SY22 5DN

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 tastefully improved and attractively appointed modern Semi-Detached House in a courtyard setting with car parking, lawned gardens, decking barbecue area and separate patio, whilst being within a short walk of town centre amenities.



01691 670 320

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



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01691 670 320



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Attractive Semi-Detached House
- Beautifully Appointed
- Spaciously Proportioned
- Good Size Lawned Gardens
- Barbecue Decking Area
- 2 Car Parking Spaces

DIRECTIONS

From Oswestry, take the A483 towards Welshpool. At Llynclys cross roads turn right at the White Lion. Continue for 3 miles until reaching a left turn signed Llansantffraid A495. In Llansantffraid by Lion Hotel, turn right sign posted Llanfyllin. Proceed through the village of Llanfechain turning right at the 'T' junction sign posed Llanfyllin. Proceed into Llanfyllin and turn off the square into Bridge Street. Proceed down Bridge Street, where the courtyard will be viewed to the right hand side and the property will be seen at the rear on the left.

SITUATION

The popular town of Llanfyllin provides a good range of local day to day amenities including a Post Office, Chemist, Bakery, Garage, Convenience Stores, Butchers, Florist, Hotel, Public House and Church etc. The town also has the benefit of primary, secondary and sixth form education and a newly built doctor and dentist surgery. More comprehensive facilities can be found in either Oswestry (14 miles approx.), Welshpool (11.2 miles approx.) or Shrewsbury (25 miles approx.).

DESCRIPTION

A particularly appealing and spaciously proportioned modern semi detached house, most conveniently positioned for town centre amenities. The current owners over a number of years have considerably improved the property with a variety of tasteful features.. The interior offers a contemporary living environment whilst points worthy of note include delightful wood effect luxury vinyl tile floor covering to the reception hall and kitchen/diner. The lounge incorporates a distinctive feature coloured panelled wall and a separate bespoke designed wall with display niches, TV recess and log effect electric fire. The kitchen/diner is spaciously proportioned with ample space for a good size dining table and attractive two tone coloured kitchen units. On the first floor there are 3 good size bedrooms, which are then served by a family bathroom which incorporates a shower over the bath.

Outside there are two car parking spaces, generous size lawned gardens including an extensive barbecue decking area and a separate flagged patio.

AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

PORCH

RECEPTION HALL

With contemporary style LVT flooring, staircase rising to the first floor, feature part wood panelled wall.

GUEST CLOAKS/WC

With tile effect vinyl floor covering. Wall hung wash hand basin, close coupled WC. Wall mounted circular mirror.

LOUNGE

With feature wood panelled wall, front window aspect, additional feature wall incorporating central TV recess with connection points. To each flank are matching display niches together with fitted electric log effect wall mounted fire with remote control.

KITCHEN/DINER

With contemporary style LVT flooring. A spaciously proportioned room with contemporary fittings to include extensive work surfaces with tiled splash and built in stainless steel sink unit. BUILT IN ELECTRIC CERAMIC HOB UNIT with EXTRACTOR CANOPY over. BUILT IN ELECTRIC OVEN. Dual coloured fitted storage cabinets in high gloss cream and woodgrain and comprising large drawer unit, tall storage/pantry cupboard. Ample space for good size dining table together with feature painted panelled wall. Useful understairs storage cupboard, rear external entrance door.

FIRST FLOOR LANDING

With built-in airing cupboard containing modern hot water cylinder (pressurised system).

BEDROOM 1

With built in double wardrobe and rear window aspect.

BEDROOM 2

With built in double wardrobe and front window aspect.

BEDROOM 3

With built in storage cupboard and front window aspect.

BATHROOM

With tile effect vinyl flooring. Panelled bath with Aqua style panelled walls and wall mounted direct feed shower unit with rain head and hand held attachment, wall hung wash hand basin, close coupled WC. Ladder radiator, wall mounted mirror.

OUTSIDE

The property is approached over a communal courtyard with two designated parking spaces. A flagged pathway leads to the front of the house and also provides the following:

GARDENS

These are provided to three sides of the property and are of a generous size. Laid to lawns at the front which then link around to the side, which is of a good depth and also includes a good size barbecue/sun lounge decking area. The garden then links around to the rear of the house with ornamental stoned landscaping and a flagged patio, together with a timber and felt GARDEN SHED and oil fired central heated boiler.

GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets as laid and blinds 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. Oil fired central heating system.

TENURE

Freehold. Purchasers should confirm via their solicitor.

COUNCIL TAX

The property is currently banded in Council Tax Band C - Powys Council.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

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