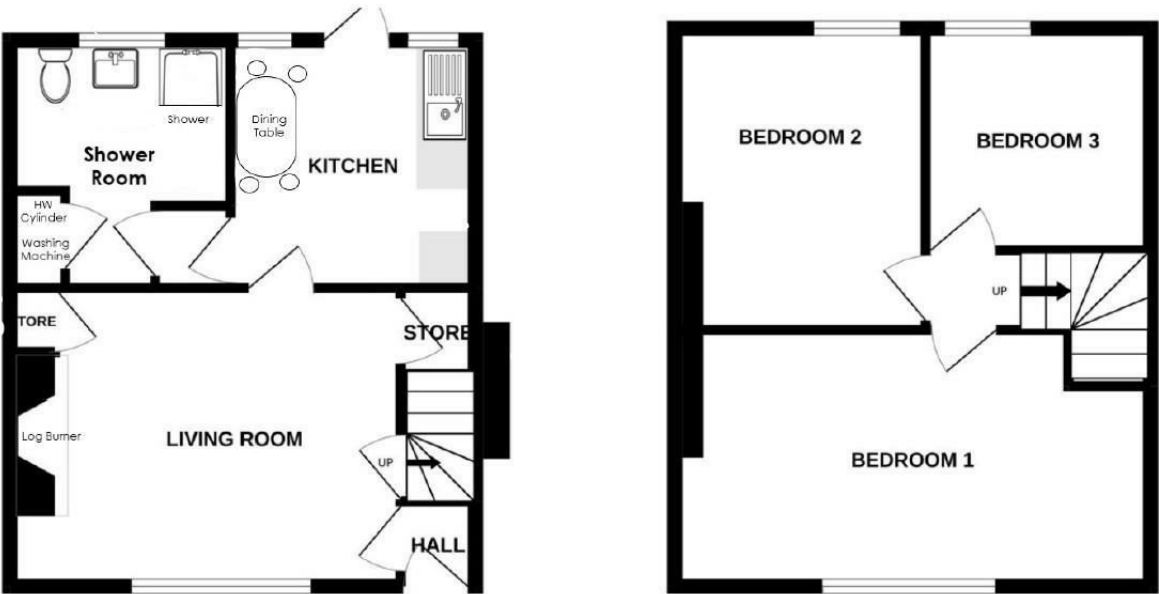


FOR SALE

4 Glanrafon, Llanwddyn, Powys, SY10 0LU



GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



FOR SALE

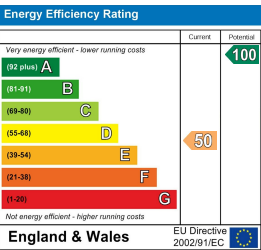
Offers in the region of £210,000

4 Glanrafon, Llanwddyn, Powys, SY10 0LU

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 670320

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



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Property with River Vyrnwy Views
- Completely Refurbished
- Elevated Position
- Semi-Rural Location
- Character Property
- Period Features

DIRECTIONS

From the office proceed toward signs towards the A495 and follow signs to Lake Vyrnwy. Once you have entered into Llansantffraid-y-Mechain follow the B4393, approaching a T junction turn right on the A490. Once you get to the end of the A490 continue on B4393 until you hit the 'Welcome to Lake Vyrnwy' sign. Just before the sign, turn left down a long driveway which leads you to the property. What 3 Words: ///graph.groups.decoded

SITUATION

Lake Vyrnwy is a man-made water reservoir within walking distance. The dramatically contrasting landscape of Snowdonia - craggy mountains, wild moorland, forests and spectacular waterfalls - all combine to create a bewitching backdrop to Lake Vyrnwy itself. With 16,000 acres being a dedicated RSPB reserve, Lake Vyrnwy is a country lover's paradise where peace and tranquillity abounds.

DESCRIPTION

Recently refurbished throughout, this three-bedroom property is situated in the most stunning of locations - off the beaten track, but with a handful of neighbours. The River Vyrnwy flows through the valley below and scenic walks are plentiful with Lake Vyrnwy being so close by. Internally, the property has a good-size lounge with log-burning stove, a recently fitted kitchen and a recently fitted shower suite to the ground floor. Upstairs, there are three double bedrooms providing beautiful views all around. Externally, the owners have transformed the garden to create a wonderful haven for enjoying the peace and tranquillity in the form of a terrace garden.

LIVING ROOM

13'2" x 11'8"
Entering into the living room you are met with an inglenook fireplace featuring a log burner with a back boiler which provides the hot water for the taps and central heating for the whole cottage, newly fitted carpets, single glazed window, wall-mounted double radiator.

KITCHEN

9'6" x 9'4"
Newly fitted both eye and low-level units, newly fitted wall-mounted double radiator and newly fitted laminated flooring as well as kitchen island and stools.

BATHROOM

9'7" x 9'3"
Newly fitted laminate flooring, along with new enclosed shower, white basin sink, white basin WC, newly fitted wall-mounted double radiator.

BEDROOM 1

15'11" x 9'9"
Entering into the main bedroom you are met with single glazed window which looks out to the woodlands, new double wall-mounted radiator and newly laid carpet.

BEDROOM 2

9'3" x 11'2"
Entering into the second bedroom you are met with single glazed window which looks out into the back garden and woodlands, newly fitted double wall-mounted radiator and newly laid carpet.

BEDROOM 3

8'3" x 8'8"
Third bedroom you are met with singled glazed window, newly fitted double wall-mounted radiator and newly laid carpet, one single glazed privacy glass looking over the stairs.

GARDEN

Enclosed self contained rear garden with two stone outbuildings for storage, newly terraced with separate storage area for bins and steps leading up to the lawned terraces and a gate at the end leading into the woodlands and off to the nearby Lake Vyrnwy hotel, looking out into the woodlands and surrounding hillside.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity and drainage are believed to be connected. Multi fuel burner central heating system. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

Tax Band C, Powys County Council, Severn Road, Welshpool, Powys. TEL: (01938) 552828.

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

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