



Roger
Parry
& Partners

The Haven Llansantffraid, SY22 6TR





**The Haven Llansantffraid, SY22 6TR
Offers In The Region Of £325,000**

A three bedroom detached bungalow set within its own gardens along with grounds totalling approximately 2.82 acres (1.14 ha). Offering far reaching views over open fields, in a semi rural location yet within 1.5 miles to the village of Llansantffraid. The Haven is being offered with no onward chain and in brief comprises: Porch, entrance hall, living room, kitchen/diner, rear hallway, utility, three bedrooms, two being ensuite and a family bathroom. Externally there is ample parking and turning area, private gardens, field and paddock.



ENTRANCE PORCH

With quarry tiled floor leading to hardwood glazed and panelled front door with matching wood framed double glazed full length side screens to either side to:

ENTRANCE HALL

With wall mounted electric Dimplex heater, power point, access to roof space, door to built in cloaks cupboard. Entrance hall gives access to the majority of the accommodation:

LIVING ROOM

17 x 11

Lovely room with double glazed sliding doors to the front capturing the open countryside, with brick built open fireplace with quarry tiled hearth and mantle, wall mounted Dimplex heater, TV aerial socket, power points, and central light point. Door leading through to:

KITCHEN/DINER

17'8 x 11

KITCHEN AREA

Fitted with range of oak units comprising: one and a half bowl and drainer set into tiled worktops with range of base units under and tiled splash above, range of glazed leaded display cabinets, matching worksurface to adjacent wall with further range of cupboards and drawers under, built-in electric ceramic hob with extractor hood above set into wooden surround, built-in double oven alongside set into housing with cupboards above and below, full length larder unit set to one corner, further small peninsular worksurface with double base unit under, wood effect laminate flooring to kitchen area with power and lighting points and wood framed double glazed window with lovely views over fields and countryside to the hills in the distance.

DINING AREA

With further power and lighting points, Dimplex electric heater, wood framed double glazed window to the rear overlooking gardens with lovely views over fields and countryside, double doors to built-in airing cupboard with lagged cylinder and immersion heater and range of shelving above.

REAR HALLWAY

With quarry tiled flooring, wall mounted electric panel heater, glazed and wooden service door to the rear, telephone point. Concertina door leading through to:

UTILITY

6'9 x 6'5

With range of units comprising stainless steel sink unit set into laminate worksurface extending to two wall sections with range of cupboards and drawers under with space and plumbing set for automatic washing machine and tumble drier, quarry tiled flooring, central light point, power points, wood framed double glazed window to the rear overlooking gardens with lovely views over fields and countryside beyond.

From rear hallway door to:

BEDROOM ONE

19'4 x 11

With wall mounted electric Dimplex heater, power and lighting points, wood framed double glazed windows to the front and side, door to:

ENSUITE

Fitted with corner shower cubicle, pedestal wash basin, WC. Ceramic tiled flooring, central light point, wall mounted Dimplex electric heater, wood framed opaque glass window to the side.

BEDROOM TWO

17'10 x 10'6

With wall mounted electric Dimplex heater, power and lighting points, wood framed double glazed window to the front. Door leading through to:

ENSUITE

Fitted with white suite comprising: corner shower cubicle with glazed sliding doors and Triton T80 electric shower unit (not tested), pedestal wash basin, WC. Double glazed opaque glass window to the rear, wall mounted electric convector heater, central light point.

BEDROOM THREE

11 x 11

With wall mounted Dimplex electric heater, vanity wash basin set to one corner with tiled splash, light, mirror and shaver socket above, power and lighting points, wood framed double glazed windows to the front and side.

BATHROOM

Fitted with cream suite comprising: panelled bath, pedestal wash basin, WC, corner shower cubicle with glazed sliding doors and Triton T80 shower unit, fully tiled to all walls, quarry tiled flooring, wall mounted Dimplex convector heater, wall mounted light and shaver socket, central light point, tiled sill to wood framed double glazed window to the rear.

EXTERNAL

The property is approached over stone road leading onto large parking forecourt situated to the front of the property with paved sun patio which extends the width of the property with range of outside lights.

GARDENS

These are situated to the rear and side of the property set to mainly lawns with paved patio and a variety of shrubs, being enclosed by a variety of mature hedging. The rear gardens enjoy lovely open outlooks over surrounding fields and countryside. Outside water tap and outside light.

The gardens give access to adjoining paddocks which extend to approximately 2.82 acres in total.

NOTE

There is a public footpath and farmers access that runs from Winllan road through the paddock into the adjoining field.

GENERAL NOTES**TENURE**

We understand the tenure is freehold.

SERVICES

We are advised that mains electric and water. There is a septic tank for drainage and the heating is electric.

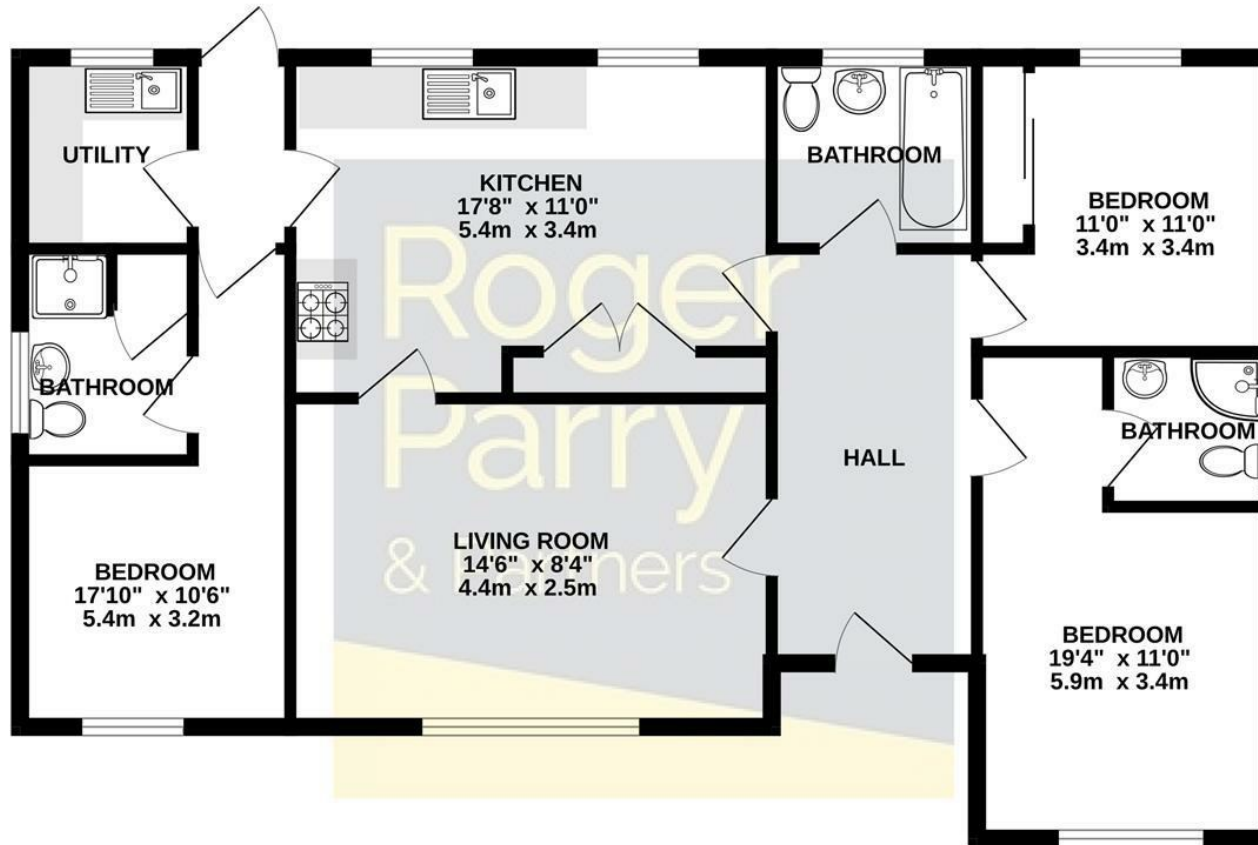
COUNCIL TAX BANDING

We understand the council tax band is F with Powys county council. We would recommend this is confirmed during pre contact enquires.

The EPC rating is D

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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority: Powys county council

Council Tax Band: F

EPC Rating: D

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 Oswestry take the A483 Welshpool Road, on reaching the village of Llynclys, turn right at the crossroads, signposted Llansantffraid. Continue on through Port Y Waen over the bridge, taking the left turning for Llansantffraid. Continue on through the village past the Lion Hotel situated on the right hand side, turn right towards Llanfyllin and then immediately right again onto Winllan Road. Continue out of the village for approximately 1.4 miles and the driveway to The Haven is situated on the left hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,
SY11 2NU

oswestry@rogerparry.net

01691 655334



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.