





Bryn Derw Park Street, Llanrhaeadr Ym Mochnant, Oswestry, SY10 0JJ
Offers Over £450,000

Bryn Derw is a lovely, traditional country house set within large grounds and an elevated position capturing beautiful views over the valley. The property sits on the edge of the village of Llanrhaeadr which has all local facilities and amenities including shops, public houses, school, butchers and a dentist. The Tanat valley is truly picturesque with rolling hillside and stunning scenery. The property is ideal for families offering spacious accommodation and no onward chain.



SUMMARY

The property benefits from oil central heating, no onward chain and many original features including tiled floor and original fireplaces. Internal accommodation briefly comprises entrance hall, lounge, dining room, sitting room, kitchen, utility, shower room, conservatory, four bedrooms and family bathroom and dressing room with ensuite . Externally the property provides ample off road parking to the front with lawned gardens with running brook to the side and a paddock planted with fruit trees to the rear of approximately 3/4 acre. Situated in a picturesque village location the property benefits from having all local amenities close at hand whilst being within easy reach of major road networks. Viewing is highly recommended to appreciate the character and location of the property.

ENTRANCE

With original decorative tiled flooring, radiator, ceiling light, under stairs storage and doors off too accommodation.

LIVING ROOM

Light and airy room with window to the front, part panelled walls, open fireplace with beam over, ceiling light and radiator.

LIVING ROOM TWO

Light and airy room with window to the front, part panelled walls, feature fireplace, ceiling light and radiator.

KITCHEN/ BREAKFAST ROOM

Spacious room with plenty of room for entertaining. The kitchen area is fitted with wall and base units with work surfaces over, inset sink with mixer tap and drainer, and void for appliances. There are tiled floors, part tiled walls, and built in storage cupboard housing the Worcester boiler. In the dining area there are uPVC double doors opening onto a patio area, and there are further fitted wall and base units. Continuation of tiled flooring, ceiling lights, and door leading to the side.

SHOWER ROOM

Fitted with enclosed shower cubicle, wall mounted sink and low level WC. Tiled to walls and floors and ceiling light.

DINING ROOM

Leading off the hallway with double doors into the conservatory, window to the rear, ceiling light and radiator.

CONSERVATORY

A beautiful room with uPVC windows overlooking the gardens, door onto the front patio, and light.

FIRST FLOOR**LANDING**

Window to the front and rear, ceiling light and doors off too;

BEDROOM

Double room with window to the rear, feature fireplace, ceiling light and radiator.

BEDROOM

Double room with window to the front, feature fireplace, ceiling light and radiator.

BEDROOM

Double room with window to the front, ceiling light and radiator.

BATHROOM

A feature room with deep feature bath tub, sink and WC. Part panelled walls, built in storage cupboard, window to the side and rear, ceiling light and radiator.

SECOND FLOOR**LANDING**

Window to the rear, radiator, ceiling light and doors off too;

BEDROOM

Double room with part vaulted ceilings and Velux windows, radiator and ceiling light.

DRESSING ROOM

Fitted wardrobes either side, shelving, ceiling light, radiator, and door into;

ENSUITE

Modern suite with walk-in shower, vanity unit with wash hand basin and low level WC. Part vaulted ceiling and velux window, ceiling light and radiator.

EXTERNAL

To the front of the property there is ample parking and turning area, spectacular views and access to both sides of the property. Steps leading up to the front entrance.

GARDENS

Steps lead up to the rear gardens which are sloped with lawned with places to enjoy the picturesque views with bordered flower beds, shrubs and trees surrounding the property. With a slabbed pathway and patio areas, garden shed and an enclosed orchard.

LOCATION

Llanrhaeadr is renowned for its waterfall, one of the Wonders of Wales and in addition has a good range of local facilities, including a newly built Primary School, convenience stores, pubs and restaurant. The picturesque area is ideal for walking and cycling and additional facilities are in nearby Oswestry and Llanfyllin

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 17 Mbps & Superfast 38 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

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

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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



Local Authority: Powys

Council Tax Band: F

EPC Rating: E

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 proceed on the A483 towards Welshpool, turn right at Llynclys crossroads and continue through the villages of Porth-y-Waen and Llangedwyn until you reach Llanrhaeadr Ym Mochnant. After a short while turn right by the central car park onto Park Street and the entrance to the property is after the pub 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:

23 Church Street, Oswestry, Shropshire, SY11 2SU

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 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.