





Y Gorlan Llansantffraid, SY22 6TS
Offers In The Region Of £450,000

A detached semi rural property benefiting from superb open countryside views to all elevations. Located on the edge of the village of Llansantffraid and offers spacious living accommodation and enjoys a sizeable plot extending to approximately 0.6 acres. In brief the accommodation affords Entrance hall, open plan kitchen/living room, dining room, conservatory, ground floor bedroom, shower room and separate WC. to the first floor are a further two bedrooms and family bathroom. Externally there are beautiful tiered gardens, driveway and turning area, work shop and garage.



LOCATION

The village of Llansantffraid is a thriving village with a School, Dentist, Restaurants, Hotel, Public House and shops and is within easy reach of arterial roads.

Llansantffraid-ym-Mechain is a village, in Powys close to the border with Shropshire in England. The village is on the A495 road and is at the confluence of the River Vyrnwy and the Afon Cain. Llansantffraid means "Church of Saint Bride" in the Welsh language and "ym-Mechain" refers to its location in the medieval cantref of Mechain which distinguishes it from other places in Wales with the same or similar names.

ENTRANCE HALL

9'2 x 7'2 (2.79m x 2.18m)

Through PVC front door, radiator, ceiling light, built in storage cupboard, stairs rising to the first floor and doors off too;

KITCHEN/LIVING ROOM

22 x 15 (6.71m x 4.57m)

Modern fitted kitchen with a range of wall and base units with work surfaces over, Rangemaster with overhead extractor fan, inset sink with mixer tap and drainer below a window looking over the gardens. Triple aspect room with windows to the front, rear and side elevation, ceiling light, tiled flooring, door into the utility room and opening into the living area.

The living area is a beautiful room with uPVC double doors opening onto the balcony with countryside views, inset wood burner with beam over, ceiling light, window to the side and wood effect flooring.

DINING ROOM

15'3 x 11'2 (4.65m x 3.40m)

Light and airy room with uPVC window to the front with beautiful views, wood effect flooring, ceiling light and radiator. Opening into;

CONSERVATORY

11'7 x 10'9 (3.53m x 3.28m)

A beautiful room with full benefit of the triple aspect capturing the views over the gardens and hills beyond. UPVC double doors opening onto the balcony/decking area, tiled flooring, and ceiling light.

BEDROOM THREE

15 x 10'1 (4.57m x 3.07m)

A double ground floor bedroom with fitted wardrobes and storage cupboards, uPVC window to the rear and side, ceiling light and radiator.

SHOWER ROOM

Enclosed shower cubicle, wash hand basin, uPVC window to the rear, part tiled walls and ceiling light.

CLOAKROOM

Low level WC, uPVC window to the rear and ceiling light.

FIRST FLOOR**LANDING**

With built in eaves storage, uPVC window to the rear, ceiling light and doors off too;

BEDROOM ONE

15'2 x 11'6 (4.62m x 3.51m)

Double room with uPVC window to the side overlooking the gardens, eaves storage, ceiling light and radiator.

BEDROOM TWO

15'1 x 11'6 (4.60m x 3.51m)

Double room with uPVC window to the side, two built in wardrobes and dressing table with shelving, ceiling light and radiator.

BATHROOM

9'2 x 6'8 (2.79m x 2.03m)

White suite comprising enclosed shower, low level WC and wash hand basin. UPVC window to the front, tiled flooring, radiator and ceiling light.

EXTERNAL**GARAGE**

20'10 x 10'10 (6.35m x 3.30m)

With double wooden doors opening to the front, window to the front and two to the side, power and lighting.

WORKSHOP

34'6 x 12'11 (10.52m x 3.94m)

Single door opening from the front, windows to the side elevations, power and lighting. Currently fitted out for a work shop with separate WC inside.

GARDENS

Beautiful tired gardens to the one side with lawn area, pond and patio to capture the beautiful views. To the front is a decked balcony area perfect for alfresco dining, lower garden bound by hedging. Around to the rear is a pathway and raised lawn with brick border, and to the other side there is the driveway and parking area with turning point and a further area laid to lawn.

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 and water. Oil central heating and septic tank for drainage. We understand the Broadband Download Speed is: Standard 16 Mbps & Ultrafast 1800 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 E. We would recommend this is confirmed during pre-contact enquiries.

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.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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



Local Authority: Powys

Council Tax Band: E

EPC Rating:

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 along the A483 towards Llynclys. On reaching the Llynclys cross roads turn right sign posted Llansantffraid. Turn left and continue until reaching the village of Llansantffraid. Proceed through the village passing the Station Grill Restaurant on your left hand side and Lion public house on your right. Turn right here in to Winllan Road, proceed for 0.5 of a mile out of the village where the property will be viewed to your right 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.