





Ty Canol Moelfre, SY10 7QW
Offers In The Region Of £475,000

A beautiful character property dating back to the early 1800's boasting character features, an idyllic rural location with breath-taking countryside views. Ty Canol has been extended to offer spacious accommodation to include Entrance hall, living room, kitchen/diner, lounge, sun room and cloakroom. To the first floor are three bedrooms, open study/landing and family bathroom. Externally there is a driveway for parking and well stocked gardens. Simply must be viewed to appreciate the location.





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



LOCATION

Nestled in the picturesque hills of Moelfre, a delightful hamlet situated approximately 4 miles from Llansilin with its local amenities including Church, Public House, Primary School and Llanrhaeadr YM Mochnant only 3.5 miles away from the property where there are further local amenities including, School, Church, Shops, Public Houses and Takeaways. The market town of Oswestry is only 6 miles from Llansilin offering a large range of shopping and leisure facilities and schools for all ages along with access to the A5/A483 main road network accessing Wrexham, Chester, Shrewsbury, Telford and further afield.

HALLWAY

6'6", 13'9" x 19'5" (2.42 x 5.94)

Light entrance hall with uPVC front door, ceiling light, built in storage cupboard, radiator and stairs to first floor. Doors giving access to;

KITCHEN/DINER

13'10 x 12'5 (4.22m x 3.78m)

A lovely family room. Fitted in a range of kitchen base & wall units, comprising sink unit with mixer taps. Double Range style oven and eight ring gas hob with tiled splash back and extractor hood over. Tiled floor and brick feature wall. Access to back door and to dining area. Spot lights in ceiling.

LOUNGE

12'5 x 12'1 (3.78m x 3.68m)

With period style fireplace housing multi fuel burner and recessed cupboard, quarry tiled flooring, radiator and double glazed window to the rear.

LIVING ROOM

15'6 x 12'11 (4.72m x 3.94m)

Beautiful room with double doors opening onto the decking area, windows to the front, side and rear elevations making it light and airy. Inset log burner with stone surround and beam over, ceiling light and radiator.

SUNROOM

13'1" x 7'1" (3.99 x 2.17)

Accessed through the hallway, a bright and airy room of brick and UPVC double glazed construction, power and lighting. Stunning countryside and garden views and patio doors opening onto the decking area.

LANDING

A large landing area with double glazed window to the front and space for library/office area. Built in airing cupboard, ceiling light and doors off to;

BEDROOM ONE

11'11" x 12'10" (3.63m x 3.91m)

With double glazed windows to the front, side and rear elevations. Double glazed French doors opening onto the Balcony where there are far reaching countryside views. Radiator and ceiling light.

DRESSING ROOM

3'3" x 8'8" (1 x 2.66)

With light, shelving and hanging rails.

BEDROOM TWO

12'6" x 12'5" (3.82 x 3.79)

With feature cast iron fireplace, radiator, ceiling light and double glazed window overlooking the fields to the rear.

BEDROOM THREE

8'4" x 9'2" (2.55 x 2.81)

With double glazed window to the rear, ceiling light and radiator.

BATHROOM

5'1" x 9'3" (1.56 x 2.82)

Fitted with a four piece suite comprising pedestal wash basin, low flush WC, panelled bath and tiled shower cubicle.. Double glazed window to the rear, heated towel rail and ceiling light.

GARDEN

There are delightful private cottage gardens to the front and side of the property with lawn areas, a variety of trees, well stocked flower and plant borders, vegetable patch. Garden sheds and seating areas. The generous garden offers stunning countryside views. There is a substantial decking area leading to the conservatory. making this an ideal entertaining area. There is a driveway providing off road parking for several vehicles.

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 is connected, water is supplied via a private borehole which is tested by Welsh water every five years and is shared with their neighbour. There is a septic tank also shared with their neighbour and oil

fired central heating. We understand the Broadband Download Speed is: Basic 2 Mbps. Mobile Service: Limited. 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 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.



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 our office proceed along Cross Street turning right onto Willow Street. Continue along taking the left hand fork at the fire station onto the B4580 for Llansilin.

Continue for approximately 5 miles passing through Rhydygroseau and continue along into the village of Llansilin. On reaching the centre of the village take the right hand turning opposite the church for Moelfre.

Proceed for approximately 0.5 miles and then turn right and continue along until you reach Moelfre. Continue past the lake to your left and continue up the hill to the top. At the top of the hill turn left opposite the Fron farm taking Continue for approximately 2 miles where the property will be viewed on the left hand side. From the square in the village of Llanrhaeadr ym mochnant take the right hand road in front of the Spar, "Park Street". At the top of Park

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

**Roger
Parry**
& Partners



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.