





4, Tyddyn Cottage Chapel Street, Llanrhaeadr Ym Mochnant, Oswestry, SY10 0JY
Offers In The Region Of £265,000

An immaculately presented character property in the heart of the well served village of Llanrhaeadr-Ym-Mochnant. 4 Tyddyn Cottage has undergone an extensive programme of renovation and is presented to a high specification. In brief the accommodation affords hallway, living room, lounge, kitchen/diner and utility area with cloakroom. To the first floor are three bedrooms and family bathroom. Benefiting from original character features and no onward chain.



LOCATION

The property occupies an enviable position in the heart of this most popular Village approximately 9 miles West of the busy market Town of Oswestry. Being totally self sufficient with amenities including primary school, healthcare centre, supermarket, independent stores, church, restaurants and public houses. Surrounded by beautiful countryside and walks and offering ease of access back to Oswestry, Welshpool and Shrewsbury.

UPGRADING INCLUDES:

- New uPVC double glazed windows (x10) and doors (x2) to front
- New facias and repointing front, rear and sides
- Complete electrical rewire (including new distribution boards and spotlights throughout) and full re-plumbing
- New electric boiler and radiators throughout
- New top of the range kitchen with associated appliances including induction hob, oven, extractor fan, fridge freezer and dishwasher
- New 360 log burning stove
- New oak and embedded glass staircase
- New underfloor insulation and carpet first floor
- New downstairs toilet and full upstairs main bathroom including roll top bath, shower and extractor fan.

LIVING ROOM

14'1 x 9'10 (4.29m x 3.00m)

With two windows to the front, exposed stone wall to one side, and a beautiful stone chimney breast with inset wood burner and beam over, tiled flooring, beams to ceiling, and spotlighting. Door into;

LOUNGE

14'7 x 9'7 (4.45m x 2.92m)

Another characterful room with exposed stone chimney breast, log burner which opens through to both living areas, beams to ceiling, window and door to the front, spotlighting, stairs to first floor, tiled flooring and door into the kitchen.

KITCHEN/DINER

14'1 x 10'2 (4.29m x 3.10m)

Keeping the character of the property with fitted wall and base units with Oak work surfaces over, inset Belfast sink with mixer tap and drainer, integrated appliances to include fridge/freezer, dishwasher and oven with hob and extractor hood above. Exposed stone walls, two windows to the front, beams to ceiling, tiled flooring and spotlighting.

REAR HALL / UTILITY AREA

14'8 x 7'8 (4.47m x 2.34m)

Utility area with work surfaces and inset sink and tiled splash back, void below for washing machine. Continuation of tiled flooring, built in storage cupboard housing the water cylinder, spotlighting and uPVC door and window to the front. Door into;

CLOAKROOM

5'5 x 4'2 (1.65m x 1.27m)

Vanity unit with WC and wash hand basin, window to the front, spotlighting and tiled flooring.

FIRST FLOOR**LANDING**

Two Velux windows to the rear, New oak and embedded glass staircase , and spotlighting.

BEDROOM ONE

14'7 x 12'11 (4.45m x 3.94m)

Light and spacious room featuring vaulted ceilings and exposed beams, with window to the front of the property and two sky lights above, allowing for plenty of natural light. Again the original exposed stone chimney breast continues. Spotlighting, newly fitted carpets and radiator.

BEDROOM TWO

14'8 x 8'8 (4.47m x 2.64m)

Vaulted ceiling with sky light, exposed beams, window to the front of the property, spotlighting, radiator, newly fitted carpets.

BEDROOM THREE

9'6 x 8'9 (2.90m x 2.67m)

With window to the front of the property, spotlighting, radiator and newly fitted carpet.

BATHROOM

10/1 x 8'9 (3.05m/0.30m x 2.67m)

Newly fitted bathroom suite with tiled floor, equipped with a luxurious roll-top bath, a walk-in rain shower with tiled walls, low level WC, vanity unit and heated towel rail, all in keeping with the cottage. Window to the front of the property, loft hatch and ceiling spots lights.

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. Electric heating. We understand the Broadband Download Speed is: Basic 17 Mbps & Superfast 44 Mbps. Mobile Service: None. 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 C. We would recommend this is confirmed during pre-contact enquires.

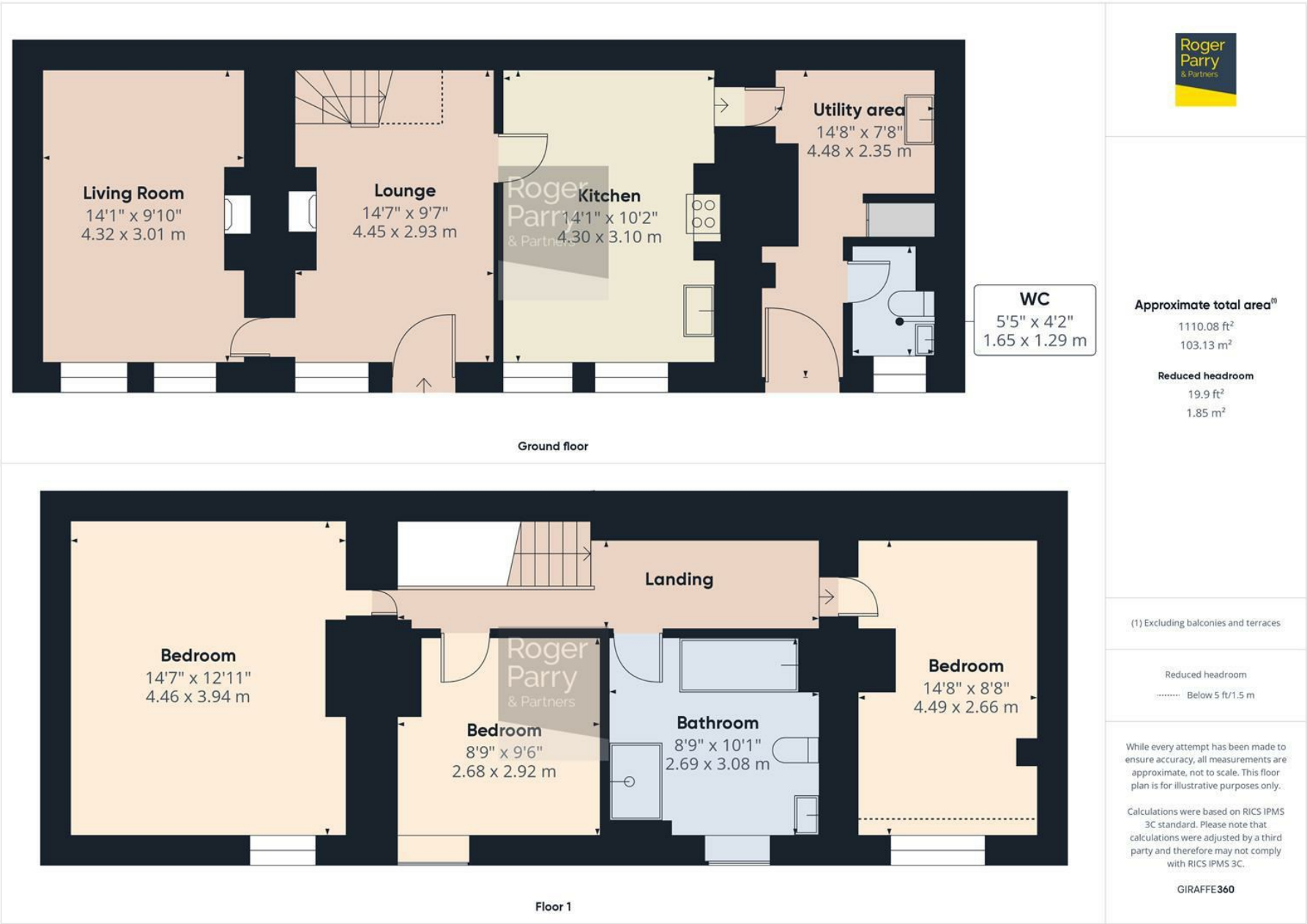
SURVEYS

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.

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: C
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 take the A483 Welshpool road turning right at the Llyncllys cross roads onto the A495. Continue on the B4396 towards Bala and Llanrhaeadr. On entering the village proceed through the Village Centre passing the Spar on your right, church street is on the right hand side being accessed on foot. The property is then on the left.

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 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.