





Ty Cwm Hudol, 2 Cae Eglwys, Llansilin, SY10 7PG
Offers In The Region Of £395,000

An impressive three double bedroomed detached dormer bungalow which occupies a delightful Cul-de-Sac position within the sought after village location of Llansilin, with far reaching countryside views to the front, side and rear. The accommodation briefly comprises: Open entrance porch, entrance hall, lounge, dining room, study/bedroom three, conservatory, kitchen to the ground floor with principal bedroom, En-Suite and dressing room, bedroom two & family bathroom to the first floor. Off Road parking, delightful gardens, oil fired central heating and double glazing throughout. Viewing is highly recommended.



Situated in a cul-de-sac location the property is just 6 miles from the market town of Oswestry and 1 mile from the border, Llansilin falls within the Welsh county of Powys. The Cynllaith Valley is an area of outstanding natural beauty, enjoying what is undoubtedly some of the most unspoilt scenery in the county. There are some truly breathtaking views to be found here. Llansilin enjoys the usual facilities which go to serve the villagers day to day needs.

Approach - The property is approached over a block paved driveway with leading to the front of the property and into:

Open Entrance Porch - Arched open porch with quarry tiled floor and external lighting. Part glazed timber door into:

RECEPTION HALL

With polished solid woodblock flooring and space for coats and furniture, stairs to the first floor and doors to all ground floor rooms:

KITCHEN

10'11 x 10'3 (3.33m x 3.12m)

Fitted kitchen of oak base and wall units with matching work surface over, tiled surround and splash back, composite sink and drainer with mixer tap over, hardwood double glazed window to the rear, fitted 4 ring 'Indesit' electric hob with extractor hood over, integrated 'Indesit' electric fan assisted oven and grill, radiator, Integrated dishwasher and refrigerator, ceramic tiled flooring, coving, hardwood double glazed door to rear garden.

LIVING ROOM

19 x 12'10 (5.79m x 3.91m)

Having feature fireplace with electric log style burner set on quarry tiled hearth with oak beam above, TV & Telephone points, radiator, coving to ceiling, hardwood double glazed bay window to the front, French doors into the dining room and door to:

CONSERVATORY

11'4 x 9'6 (3.45m x 2.90m)

An impressive space which is of low brick wall, uPVC frame and double glazed construction with cushioned vinyl tile effect flooring, full height double glazed windows have been installed to take in the breathtaking view across the local countryside views and hills beyond, ceiling fan and light combination. French doors open out onto the patio area and side garden.

DINING ROOM

13'9 x 12'7 (4.19m x 3.84m)

With radiator, hard wood double glazed window to the side, coving to ceiling and patio doors to the rear garden.

BEDROOM THREE / OFFICE

15 x 9'5 (4.57m x 2.87m)

Having coving to the ceiling, radiator, TV and telephone point hardwood double glazed fixed windows either side of the hardwood double glazed french doors opening out onto the rear garden

SHOWER ROOM

5'5 x 7'6 (1.65m x 2.29m)

With fitted corner shower cubicle and electric shower, low flush WC, pedestal wash hand basin, extractor fan, part tiled surround and radiator.

FIRST FLOOR

Stairs lead from Entrance Hall to First Floor Landing - With doors providing access to all rooms and loft access

BEDROOM ONE

15'2 x 12'10 (4.62m x 3.91m)

Triple door wardrobe with central mirror, additional dressing table with vanity cupboard with matching drawers with light over, telephone point, radiator, under eaves storage, hardwood double glazed window to front and side aspect and door into:

DRESSING ROOM

6'10 x 4'3 (2.08m x 1.30m)

With velux window to the rear, under eaves storage, two built in double wardrobes with shelving and hanging space.

BEDROOM ONE EN SUITE

6'10 x 6'5 (2.08m x 1.96m)

With fitted shower cubicle and 'Triton' electric shower, white suite comprising low flush WC, pedestal wash hand basin, extractor fan, radiator, part tiled walls, vinyl flooring and velux window.

BEDROOM TWO

11'1 x 10'5 (3.38m x 3.18m)

Double fitted wardrobe with hanging rail and shelving, matching fitted drawers with mirror above, radiator and two Velux windows to the rear.

BATHROOM THREE

7'5 x 7'4 (2.26m x 2.24m)

Fitted with a suite comprising a cream corner panel bath, low flush WC, pedestal wash basin, fully tiled surround, extractor fan, radiator and velux window to the front. Airing cupboard with shelving and hot water cylinder.

INTEGRAL GARAGE/ UTILITY

With single electric roller shutter doors, power and light supply, separate loft access with internal ladder, double glazed window to the front, sink unit with one and a half bowl sink with tiled splash backs, space for washing machine, fridge and freezer, and vent for optional tumble dryer.

OUTSIDE

The property occupies a delightful cul de sac position and benefits from having views of the open countryside and hills beyond. and is close to St Silins Parish Church. Access is provided to the premises via the paved frontage which serves the garage and also provides off road parking for three/ four vehicles. The Front Garden is neatly laid to lawn with shrubs and bedding. There is access to each side of the property both leading to the Rear Garden which is well kept and thoughtfully designed and laid to lawn with ornamental low walling including steps to the raised lawn area, pergola, timber shed and perimeter hedging. The Side Garden extends out from the conservatory and includes a patio area for entertaining and barbecues and a post and rail fence to allow for unrestricted views of the superb Cynllaith Valley countryside.

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: Basic 17 Mbps & Standard 80 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 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.

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



Ground floor



Floor 1



Approximate total area⁽¹⁾

1471 ft²
136.8 m²

Reduced headroom

43 ft²
4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Local Authority: Powys

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 B4580 Llansilin road passing over the old racecourse through the village of Rhydygroesau. On reaching the center of the village of Llansilin take the first turning left before the Church into School Lane. Take the next left into Cae Eglwys and the property is situated at the end of the cul de sac and can be found by our for sale sign board.

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 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.