





Church View Llandrinio, Llanymynech, Powys, SY22 6SG
Offers In The Region Of £360,000

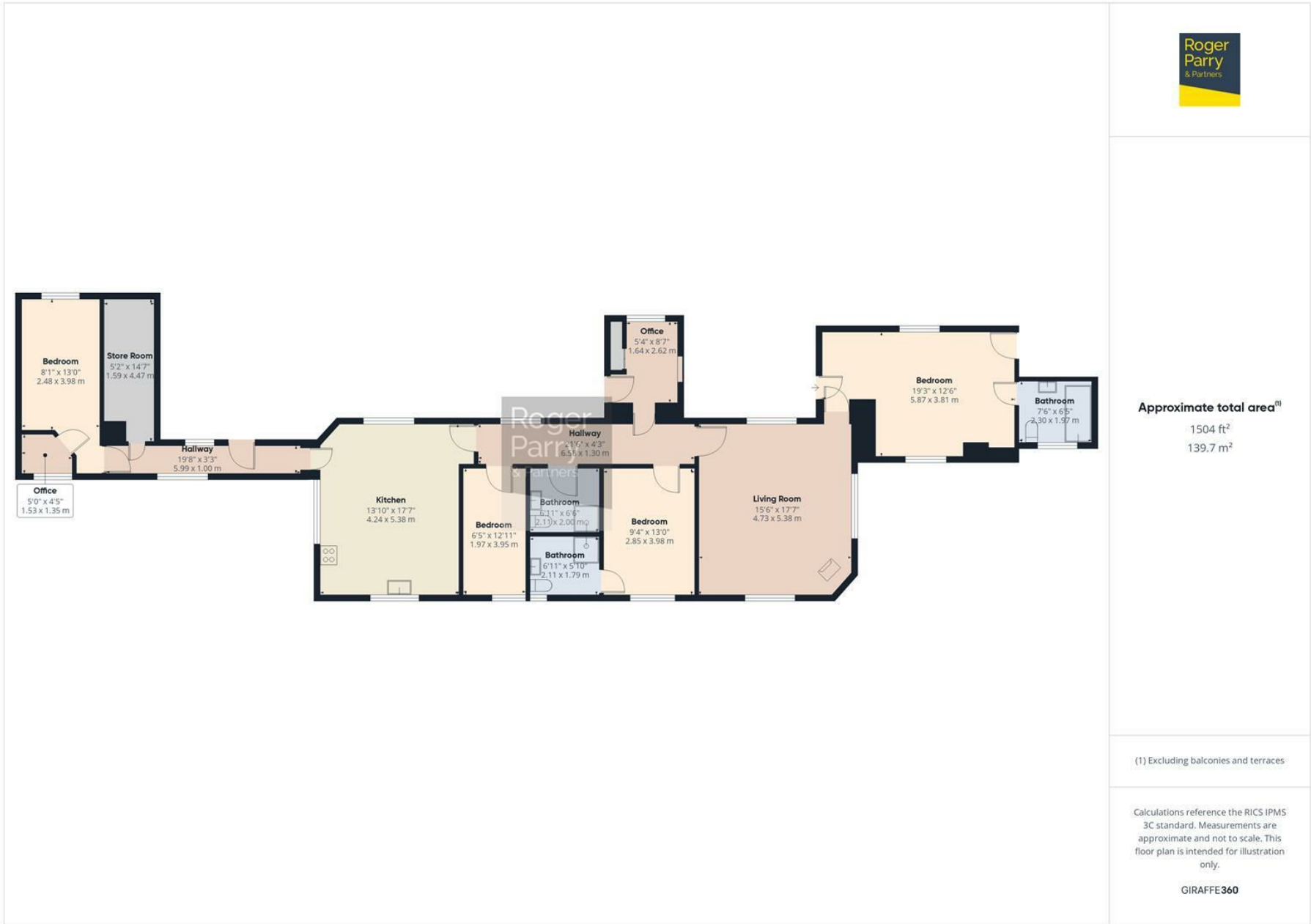
This charming property is a converted Grade II listed building and former Sunday School dating back to 1827. Renovation took place in 2015 making it the beautiful four bedroom property it is.

The property has the benefit of oil fired central heating, secondary glazing and overlooking Llandrinio Church. In brief the accommodation affords all on one level, entrance hall, living room, kitchen/dining room, four bedrooms, two comprising an en-suite and family bathroom. Store room with potential to be a W.C. Externally there is low maintenance seating areas and off road parking. Potential for separate living/granny annexe and being offered for sale with no onward chain.





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



PORCH/STUDY

Wood laminate flooring, a front-facing window, a BT point, an airing cupboard equipped with a heater and timer controls, a shelved alcove, and a door leading to the Inner Hallway.

HALL

Featuring Oak doors leading to the Lounge, Kitchen/Diner, Bedrooms, and Shower Room, this space includes a central heating radiator, front elevation window, engineered Oak flooring, and access to the attic storage area.

LIVING ROOM

17'10" x 15'4" (5.46 x 4.68)

Lovely room featuring a vaulted ceiling and windows on the front, side, and rear elevations, resulting in a bright and airy atmosphere. Including pendant lighting, radiator and featured log burner set on a slate hearth, complemented by a brick surround and oak mantelpiece.

KITCHEN/DINING ROOM

17'10" x 15'10" (5.46 x 4.83)

Benefitting by vaulted ceiling and windows on three sides, ensuring a bright and airy atmosphere. Equipped with grey high-gloss wall and base units, twin Zanussi double ovens, an integrated fridge and freezer, and an inset one-and-a-half bowl sink with a mixer tap. Additional features include an electric hob, a stainless steel extractor fan, polished granite work surfaces, a central island with a breakfast bar, tiled splashbacks, a tiled floor, radiator, pendant ceiling lighting and an integrated dishwasher.

BEDROOM ONE

12'5" x 20'0" (3.79 x 6.1)

Window to the front and rear elevations, two central heating radiators, walk in wardrobe. One door leading access to garden space and one to en-suite.

EN-SUITE

featuring a clawfoot roll-top bath equipped with a central mixer tap and a shower attachment Also, include a low-level W.C., a wash hand basin mounted on a vanity unit, a storage cupboard, and a heated towel rail. The space boasts a tiled floor, a frosted double-glazed window facing the rear elevation, and a extractor fan.

BEDROOM TWO

12'9" x 9'4" (3.91 x 2.86)

Window to the rear, laminate flooring and radiator.

EN-SUITE

Featuring a walk in shower, wash-hand basin set on vanity unit, low level W.C., heated towel rail, tiled walls and floor, window to the rear and extractor fan.

BATHROOM

Walk-in shower, low level W.C., wash and hand basin both set on vanity unit, heated towel rail and lighted mirror.

BEDROOM THREE

12'9" x 6'6" (3.91 x 2.00)

Window to the rear and radiator.

CORRIDOR

Access from Kitchen, to the front of the property and door to the rear garden, windows to front and rear, door to lean to storage room.

BEDROOM FOUR

17'9" x 8'3" (5.42 x 2.52)

Window to the front of the property and, radiator. Door into office/cot room.

STORE

14'0" x 5'6" (4.27 x 1.69)

Store room has been used previously as a W.C., with a frosted window to the rear.

EXTERNAL

Low level gravelled seating area to the front with stone boundary wall. To the rear is a gravelled entertainment area.

The owners have informed us, on there deeds they have the right to park in the church car park. We have not seen site of this.

There is also offroad parking on the lane.

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. Private Septic tank. We understand the Broadband Download Speed is: Standard 4 Mbps & Superfast 48 Mbps. Mobile Service: Limited.

We understand the Flood risk is: Very Low from surface water and small

watercourses and High risk by river. However, as the selling agent we have been advised by the current owners they have not experienced any flooding. 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.



Local Authority: Powys

Council Tax Band: E

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 Shrewsbury on the Churncote roundabout take the exit onto the A458 west towards Welshpool. Continue on that road for about 2 miles. After Ford take a right turn for Llandrino on the B4393. Continue on that road for about 8 miles where you will come over a bridge and into Llandrinio where the property is on your 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 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.