

Town & Country

Estate & Letting Agents



The Coach House Market Square, Llanrhaeadr YM, SY10 0JL

Offers In The Region Of £335,000

Town and Country are delighted to bring to the market, in the charming village of Llanrhaeadr YM in the heart of the Tanat Valley, this delightful detached cottage which offers a perfect blend of comfort and character. With two inviting reception rooms, this home provides ample space for relaxation and entertaining. The well-appointed kitchen flows seamlessly into the living areas, creating a warm and welcoming atmosphere. The property boasts two spacious bedrooms, each designed to provide a peaceful retreat at the end of the day. With two bathrooms, including modern fixtures, convenience is at your fingertips, making it ideal for families or guests. Outside, the cottage features parking for two vehicles, a valuable asset in this picturesque village setting. The surrounding area is rich in natural beauty, offering a tranquil lifestyle while still being within easy reach of local amenities. Whether you are looking to settle down or seeking a weekend getaway, this property is a wonderful opportunity not to be missed.

Directions



From Oswestry join the A483 travelling towards Welshpool. At the Llyncllys crossroads, by the White Lion public house, turn right onto the A495 and continue along where the road becomes the B4396, passing through the villages of Llanyblodwel, Penybont L.E., Llangedwyn and Pentrefelin. At the junction bear right onto the B4580 towards Llanrhaeadr Y.M. upon entering the village proceed until reaching the village square and turn right. The property will be found on the right hand side identified by our for sale board.

Accommodation Comprises

Entrance Hall



The property is accessed by a stable door to the front of the property, with a window to the front also, into the bright hallway which has oak flooring throughout, radiator and stairs leading to the bedrooms and bathrooms. There is a coved ceiling and a glazed door to the lounge and the kitchen. A door also leads to the cloakroom.

Additional Photo



Cloakroom



The cloakroom is fitted with a WC, wash hand basin and radiator and has oak flooring and an extractor fan.

Kitchen 13'8" x 12'0" (4.19m x 3.66m)



The beautifully designed kitchen is fitted with a contemporary range of wall and base units complemented by under-counter lighting and work

surfaces over. Features include a Belfast sink with mixer tap, electric cooker with four-ring gas hob and extractor hood above, together with space and plumbing for both a washing machine and dishwasher. A breakfast bar provides an ideal informal dining area. Further benefits include a side-facing window with deep sill, coved ceiling, inset spotlights, and a glazed door with side panel opening directly onto the rear garden.

Additional Photo



Living Room 15'7" x 12'2" (4.75m x 3.71m)



The bright and welcoming living room is a great place to entertain and features oak flooring throughout and a striking double-sided brick fireplace incorporating a multi-fuel stove set upon a slate hearth. Additional features include a coved ceiling, radiator, and attractive wall lighting. A full-length glazed door to the front elevation provides excellent natural light and access outside. The living room opens onto the dining room.

Feature Fireplace



Dining Room 13'10" x 11'5" (4.22m x 3.48m)



This room has windows to the front and side with deep oak window sills, a door to the front, coved ceiling and a radiator.

Additional Photo



First Floor Landing



A fantastic space ideal for a number of uses. Having oak flooring, spotlights to the vaulted ceiling and exposed feature timbers, exposed stonework, a Velux window and a radiator. Doors lead to the bedrooms.

Additional Photo



Bedroom One 13. x 12 (3.96m. x 3.66m)



With a window to the front and rear with deep oak

window sills, access to the roof space by hatch and coved ceiling. Built in wardrobes providing storage and a radiator.

Additional Photo



Additional Photo



Ensuite Shower Room 6'11" x 3'8" (2.13m x 1.14m)



The en suite has a window to the side with a deep

tiled window sill, shower cubicle with mains powered shower, wall mounted wash hand basin, tiled flooring and a WC.

Bedroom Two 16'0" x 13'1" (4.90m x 3.99m)



Accessed up a couple of stairs off the landing, this spacious, bright room has a vaulted ceiling with spotlights, radiator, exposed timbers and a window to the front and rear with deep oak window sills. A door leads through to the family bathroom.

Premium Ensuite Bathroom 14'4" x 11'3" (4.39m x 3.45m)



A beautifully appointed and generously proportioned bathroom featuring a centrally positioned freestanding roll-top bath, twin wash hand basins set within stylish vanity units with mixer taps over, a spacious walk-in double shower with mains-fed rainfall shower. Further complemented by a bidet and high-level WC. The room boasts a striking vaulted ceiling with exposed timbers, creating a wonderful sense of character and space, together with a blend of wooden and tiled flooring. Dual aspect windows with deep oak window sills allow for excellent natural light, while additional features include a school-style radiator, heated towel rail, and an extractor fan.

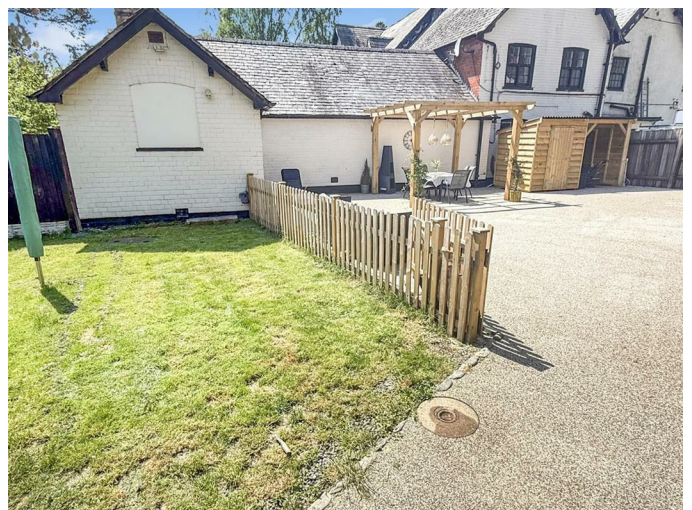
Additional Photo



Additional Photo



Externally



Externally, the property benefits from a low-maintenance lawned garden together with a generous resin patio and entertaining area, creating an ideal sun trap for outdoor dining and relaxation. Additional features include an outside tap and power point, timber shed, pergola, and log store. The

property also benefits from two allocated parking spaces.

Additional Photo



Additional Photo



Additional Photo



Allocated Parking



Services

The agents have not tested the appliances listed in the particulars.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band E.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Town and Country Services

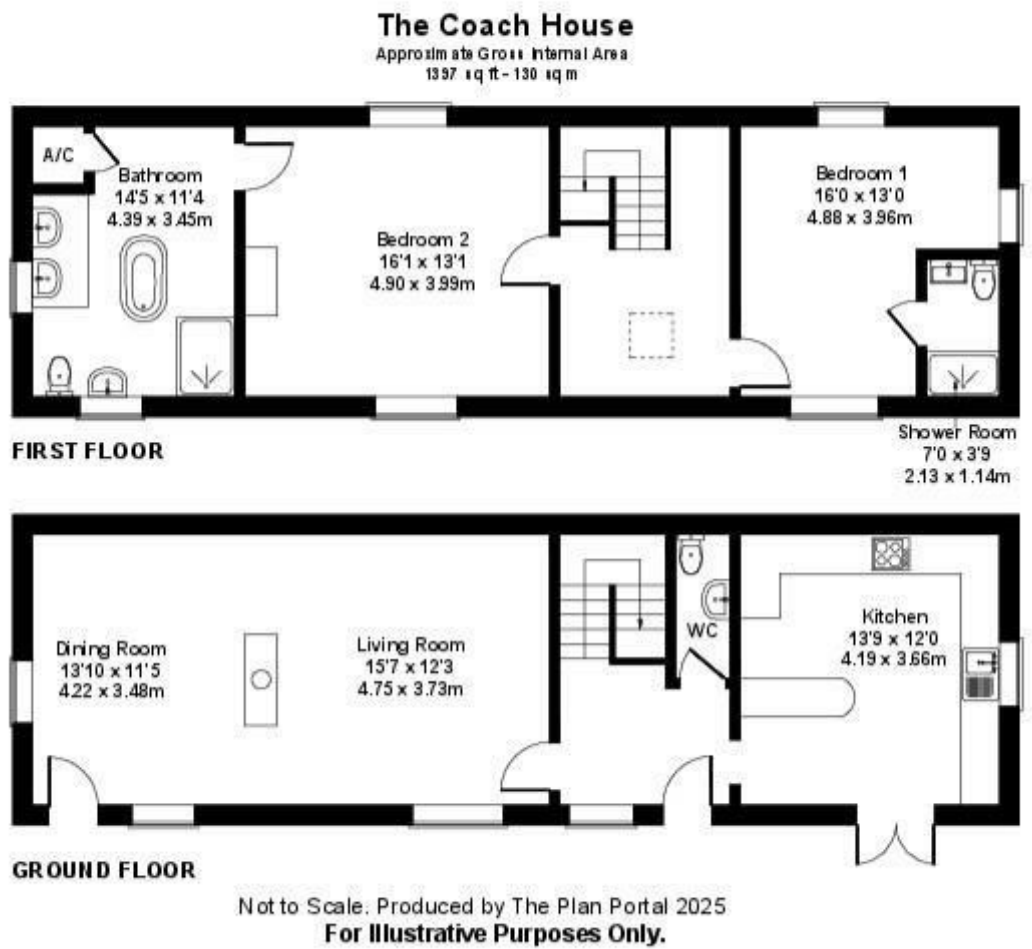
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards -

Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

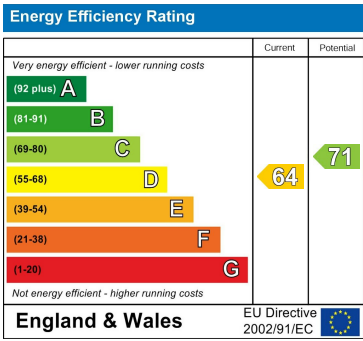
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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