

Roger Parry & Partners

7 Maes Derw, Llanrhaeadr Ym Mochnant, Oswestry, SY10 0BA





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Offers In The Region Of £565,000

An exceptionally well presented 3-bedroom detached house, set within the Tanat Valley, offering scenic views of surrounding hills, four miles from the noted Pistyll Rhaeadr waterfall. The accommodation is comprised of a generous hallway, cloakroom, study (optional fourth bedroom), living room, a spacious kitchen / dining / living area and a utility room on the ground floor, with three double bedrooms, all en suite, on the first floor. There is an integral double garage with access into the property via the utility room. Significant upgrades included throughout.












OAK FRAME HOMES





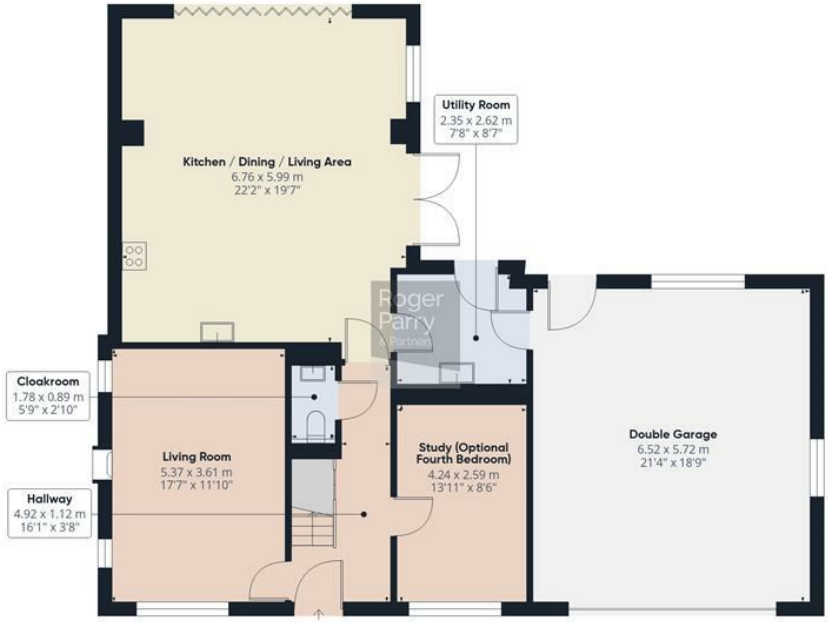








Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area(1)

196.7 m²

2117 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

GENERAL OVERVIEW OF PROPERTY FEATURES
Three bedrooms, all with en-suites. Heating via an air source heat pump (ASHP), underfloor heating (UFH) to ground floor, ASHP specific radiators to first floor. Ground floor fully tiled with Mandarin Stone porcelain tiles. En-suites fitted with Bristan Artisan thermostatic shower heads/mixers. Recessed spotlights throughout, Brushed chrome switches/sockets throughout. Anthracite PVC-U double-glazed windows. Sprinkler system in accordance with Welsh building regulations. Significant upgrades included throughout.

LOCAL AMENITIES
The property benefits from various village amenities, including a butcher, SPAR, Post Office/café, hairdressers, GP Surgery, builders' merchant, primary school and a village hall/community centre.

HALLWAY
16'1" x 3'8" (4.92m x 1.12m)
Accessed from front door with twin full height glazing panels. Fully tiled floor, UFH, Oak veneer doors to living room, cloakroom and part glazed oak doors to study and kitchen. Understairs cupboard including UFH manifold. Carpeted staircase with oak handrail and barley twist spindles (anthracite). Double wall socket. Smoke detector.

CLOAKROOM
5'10" x 2'11" (1.78m x 0.89m)
Fully tiled floor, UFH. Fully tiled walls with Mandarin Stone Terrazzo effect porcelain. Back to wall pan with grain effect panel, white basin with drawer under.

LIVING ROOM
17'7" x 11'10" (5.37m x 3.61m)
Fully tiled floor, UFH, oak window boards, tiled fireplace with slate hearth, oak mantel and multi-fuel burner. Six double wall sockets and TV points. Plantation shutters (off-white) to front window and roller blinds to two side windows. Smoke detector.

STUDY (OPTIONAL FOURTH BEDROOM)
13'11 x 8'6 (4.24m x 2.59m)
Fully tiled floor, UFH, oak window boards. Plantation shutters (off-white) to front window. Four double wall sockets, Telecom socket.

KITCHEN / DINING / LIVING AREA
22'2" x 19'7" (6.76m x 5.99m)
Fully tiled floor, UFH. Mackintosh fitted kitchen including (1100 mm) Rangemaster double oven and induction hob with extraction hood, large island with three pendant lights over, breakfast bar and pan drawers, quartz worktops and splashbacks, Quooker tap, fitted double larder, dishwasher, Franke basin (1.5 bowl). Integrated fridge/freezer. Combination of solid and glazed wall storage units. Four pane aluminium bi-folding doors to rear with remote controlled vision blinds, double bi-folding aluminium doors to side with remote controlled vision blinds, PVC-U window to side with roller blind. Three roof windows to projecting area. Space for dining area and living area. Multiple wall sockets including to island, and optional lighting effects. Smoke detector.

UTILITY
7'8" x 8'7" (2.35m x 2.62m)
Fully tiled floor, UFH. Space and plumbing for washer and tumble dryer. Franke granite sink/drainer. Built-in tall storage cupboard. Hanging space for coats. PVC-U door to rear patio. Smoke detector. Oak veneer door to garage.

FIRST FLOOR

LANDING
5'1" x 12'0" (1.55m x 3.68m)
Carpeted with oak veneered doors to bedrooms. Loft hatch. Smoke detector.

LOFT SPACE
Access from landing. Fully insulated and with light fitting and socket.

BEDROOM ONE (WITH DRESSING AREA)
13'9" x 9'6" & 8'0" x 9'9" (4.20m x 2.90m & 2.45m x 2.99m)
Good sized double bedroom. Two PVC-U windows with roller blinds and Roman blinds. Dressing area with space for triple wardrobe and chest of drawers. Six double wall sockets, TV aerial point. Door to en suite.

BEDROOM ONE EN SUITE
5'3" x 9'8" (1.61m x 2.97m)
Part-tiled with Mandarin Stone porcelain tiles. Shower tray, glazed screen and Bristan shower fittings. Toiletry niche. Rimless, back to wall toilet pan and wide basin with two drawer storage under. Heated chrome towel rail. LVT flooring.

BEDROOM TWO
12'1" x 12'7" (3.69m x 3.85m)
Good sized double bedroom. PVC-U window with plantation shutters (off-white) and oak window boards. Five double wall sockets, TV aerial point. Door to en suite.

BEDROOM TWO EN SUITE
9'11" x 8'6" (3.04m x 2.61m)
Part-tiled with Mandarin Stone porcelain tiles. Shower tray, glazed screen and Bristan shower fittings. Toiletry niche. Rimless, back to wall toilet pan and wide basin with storage under. Heated chrome towel rail. LVT flooring. Roof window.

BEDROOM THREE
11'11" x 11'9" (3.65m x 3.59m)
Good sized double bedroom. PVC-U window with plantation shutters (off-white) and oak window boards. Storage cupboard. Six double wall sockets, TV aerial point. Door to en suite.

BEDROOM THREE EN SUITE
5'2" x 6'9" (1.58m x 2.08m)
Part-tiled with Mandarin Stone porcelain tiles. Shower tray, glazed screen and Bristan shower fittings. Toiletry niche. Rimless, back to wall toilet pan and wide basin with storage under. Heated chrome towel rail. LVT flooring.

EXTERNAL

GARAGE
21'4" x 18'9" (6.52m x 5.72m)
Aluminium remote controlled up and over front door, PVC-U windows to side and rear, PVC-U door to rear patio. Painted floor. Access via retractable ladder to loft area with extensive space for storage. Water tanks and programming for ASHP (pump located outside). Internal door to utility room.

FRONT
Tarmac driveway and gravelled parking area to front. Parking for several cars. Large rockery with

extensive perennial planting to front of property including mature olive tree. Oak porch with tiled pitched roof and up & down lights.

REAR

Extensive Indian Stone patio to rear. Various borders with variety of perennial planting. Boulder feature. Large lawn. Stone and sleeper retaining wall. Shed for lawn mower and tools. Oak pergola with patio under and large Corten screen feature. Wrap around garden via hardwood double gates to gravelled driveway and Corten gate/side panel to pathway on opposite side of property. ASHP to side of garage. Three double sockets in garden, and PIR lighting. Two water taps. Property is bounded by close boarded wooden fencing to sides and mature hedge to rear.

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. There is an air source heat pump providing to provide heating and hot water. We understand the Broadband Download Speed is: Standard 16 Mbps, Ultrafast 1800Mbps. Mobile Service: Good. 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 - Powys County Council. 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.







Local Authority: Powys County Council
Council Tax Band: F
EPC Rating: B
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:

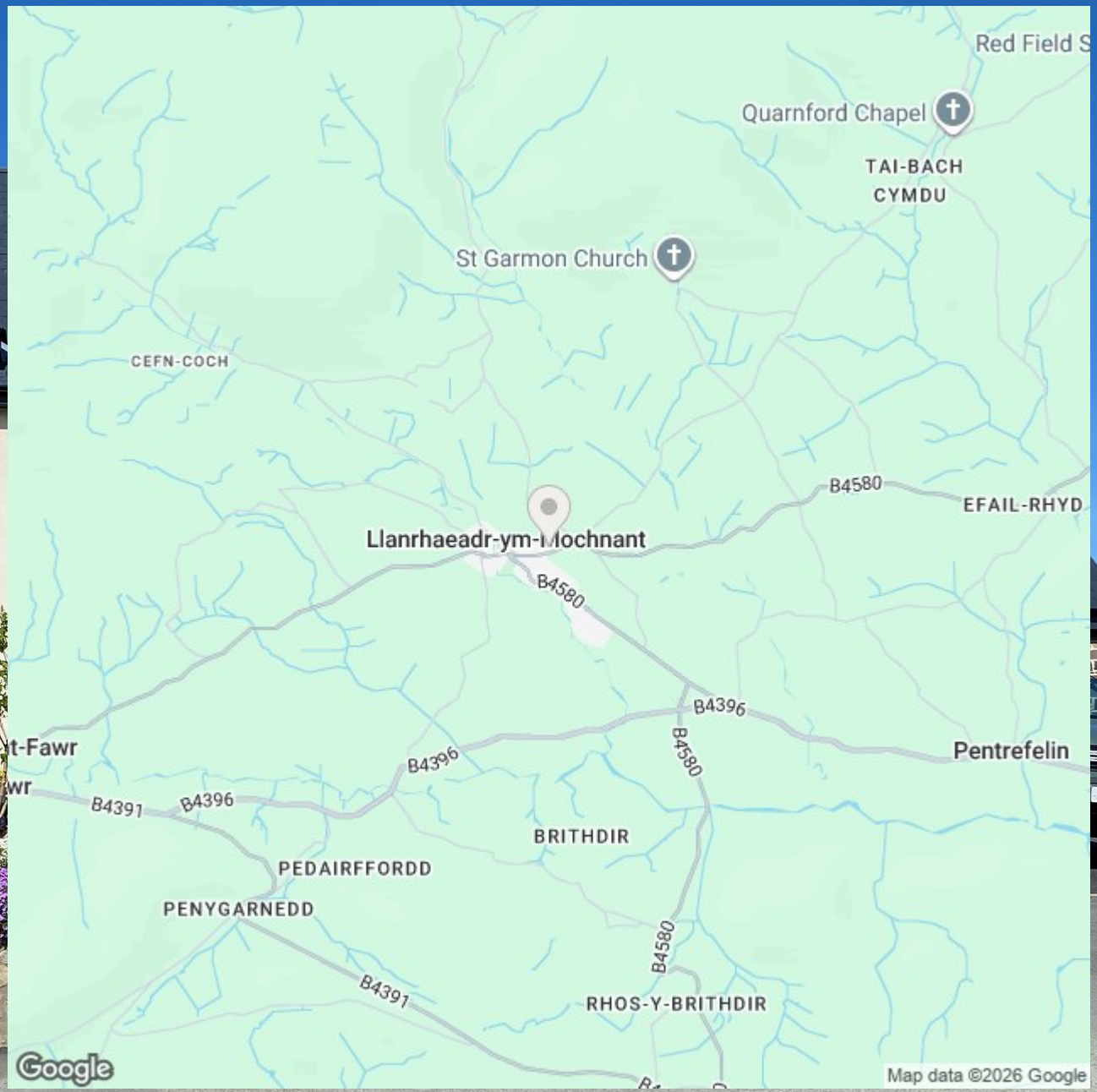
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Viewing arrangements

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 t o 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 s hould 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 b een 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.