



20 Dyffryn Foel, Llansantffriad SY22 6DG

Llansantffraid

Offers in the Region of
£235,000



WOODHEAD
OSWESTRY SALES & LETTINGS

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Bedrooms: 3

Bathrooms: 2

Receptions: 2

Woodhead Sales & Lettings are delighted to present a charming three-bedroom semi-detached home, this property offers comfortable and versatile living in a desirable semi-rural location, complete with off-street parking, a detached garage, and low-maintenance gardens.

Step inside through the glazed panel front door into the welcoming **Entrance Hall**, featuring a fitted carpet, a radiator with a thermostatic valve, and heating controls, setting a comfortable tone from the moment you arrive.

The bright and inviting **Sitting Room** (4.152m x 4.918m / 13'7" x 16'1") provides a wonderful space for relaxation. With front bay windows flooding the room with natural light, a radiator with a thermostatic valve, and elegant wooden flooring, this room is perfect for unwinding or entertaining.

The heart of the home is the spacious, open-plan **Kitchen/Diner** (5.092m x 3.534m / 16'8" x 11'7"). Rear aspect patio doors and windows create a bright atmosphere, leading seamlessly out to the garden. This integrated space features practical tiled flooring in the kitchen area and attractive wooden flooring in the dining section. The kitchen is well-appointed with a range of eye and base units, a convenient breakfast bar, and ample space for a dining table. Integrated appliances include a washing machine, dishwasher, 4-ring electric hob, microwave, and oven. A 1 1/2 bowl sink unit with a mixer tap overlooks the rear garden, and a wall-mounted boiler cupboard adds convenience. A door leads to the:

Practical **Guest Cloakroom** (1.595m x 1.133m / 5'2" x 3'8"), featuring side obscured glass windows, a tiled floor, a low-level WC, a hand wash basin, and a radiator, providing essential downstairs convenience.

Stairs and Landing are laid with a fitted carpet, with a side aspect window allowing light to flow through. The landing also provides access to an insulated and half-boarded loft, along with a useful airing cupboard.

The well-appointed **Family Bathroom** (2.248m x 2.03m / 7'4" x 6'7") benefits from rear aspect obscured glass windows, a radiator with a thermostatic valve, and is fully tiled on both the floor and walls. It includes a hand wash basin, a low-level WC, and a bath with a shower over, offering a refreshing space for everyday routines.

Bedroom 1 (3.699m x 3.352m / 12'1" x 10'11") is a comfortable principal bedroom with rear aspect windows, a radiator with a thermostatic valve, built-in wardrobes, and a fitted carpet, creating a peaceful retreat.

Bedroom 2 (3.113m x 3.352m / 10'2" x 10'11") is another well-proportioned room, featuring front aspect windows, a radiator with a thermostatic valve, a fitted carpet, and a built-in wardrobe, offering ample storage and a bright outlook.





Bedroom 3 (2.092m x 2.087m / 6'10" x 6'10") provides a flexible space with front aspect windows, a fitted carpet, and a radiator with a thermostatic valve, suitable for a guest room, home office, or a third bedroom.

Externally, the property boasts a welcoming **Front Garden** with low-maintenance borders adorned with shrubs and a central path leading to the front door.

The **Rear Garden** is designed for low-maintenance enjoyment, presented in a courtyard style with convenient side access to the parking area, ideal for relaxing outdoors.

A significant benefit is the **Detached Single Garage**, which includes power and lighting, providing secure parking or additional storage. An oil tank is located at the rear of the garage, complementing the property's oil central heating system.

This delightful three-bedroom home combines practical living spaces with excellent external features, including driveway parking for two vehicles and a detached garage. Its semi-rural location, coupled with modern conveniences like oil central heating and double glazing, makes it an ideal choice for those seeking comfort and accessibility. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.

What3words: ///gravitate.triangles.supposed

Tenure - The vendors confirm that the house is freehold. Confirmation of this should be sought by any prospective legal advisor.

Notes: Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Any prospective purchaser(s) will be contacted by 'Prudent Financial Planning Ltd' for financial qualification and 'Move Butler' for **Anti-Money Laundering (AML) qualification**, 'Move Butler' charge £30.00 per person per AML Check. Should any prospective purchaser(s) not want to be contacted, please state at the time of submitting an offer.

Hours of Business:

Monday - Friday 9.00am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed





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