Town & Country

Estate & Letting Agents









1 Druids Corner , Llangynog, SY10 0ES

Offers In The Region Of £275,000

Nestled in the picturesque village of Llangynog, Oswestry, this charming detached house offers a delightful retreat for those seeking a tranquil lifestyle. Spanning an impressive 904 square feet, the property boasts a well-thought-out layout that maximises space and comfort.

As you approach the house, you will be greeted by its inviting exterior, which harmoniously blends with the surrounding natural beauty. Inside, the home features a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The living areas are bathed in natural light, creating a bright and airy environment that enhances the overall appeal.

The property is ideally suited for families or individuals looking for a peaceful abode, with ample room to personalise and make it their own. The surrounding area offers a wealth of outdoor activities, from scenic walks to local attractions, making it an ideal location for nature enthusiasts.

With its combination of charm, space, and a serene setting, this detached house in Llangynog presents a wonderful opportunity for anyone looking to embrace a quieter way of life while still being within reach of local amenities. Do not miss the chance to make this delightful property your new home.

Directions

From our Oswestry office take the Morda road (B5069) out of the town and turn right joining the A483. Continue along the A483 until reaching the Llynclys cross roads by the White Lion Pub. Turn right heading for Llangedwyn and Bala, continue along this road passing through the villages of Llangedwyn and Pentrefelin. Just before the village of Llanrhaeadr Ym Mochnant turn left following the signs for Pen Y Bont Fawr. At the junction turn right. Proceed through Pen Y Bont Fawr. On reaching the village of Llangynog proceed along where the property will be found behind the New Inn Public House.

Accommodation Comprises;

Porch

The property is accessed through French doors to the front of the property with a tiled floor.

Hallway

The entrance hallway features a window to the front elevation, allowing natural light to flow into the space. A radiator provides heating, while vinyl flooring offers a practical and easy-to-maintain finish. Stairs rise to the first floor, providing access to the upper-level accommodation.

Lounge 18'0" x 11'4" (5.49m x 3.46m)



The room benefits from a radiator providing heating and a fireplace, creating an attractive focal point within the space.

Kitchen/Dining Room 18'4" x 8'11" (5.59m x 2.73m)



The kitchen benefits from windows to the front and side elevations, providing plenty of natural light. It is fitted with a range of wall and base units complemented by work surfaces, incorporating an electric oven, ceramic hob and chimney-style extractor fan. There is a one-and-a-half bowl sink with mixer tap, partially tiled walls and practical vinyl flooring. Further features include a breakfast bar, radiator, useful understairs storage cupboard, plumbing for a washing machine and additional space for freestanding appliances.

Additional Photo



Utility Room 8'11" x 6'7" (2.74m x 2.01m)

Store 8'11" x 12'0" (2.74m x 3.66m)

Located to the rear of the utility room.

First Floor Landing

The landing benefits from a window to the rear elevation, allowing natural light into the space. There is also a useful airing cupboard providing additional storage. Doors lead to the bedrooms and family bathroom.

Bedroom One 11'4" x 14'6" (3.46m x 4.43m)



The bedroom features a window to the front elevation, allowing natural light to fill the room. A radiator provides heating, while fitted wardrobes offer convenient storage and help maximise the available floor space.

Bedroom Two 10'1" x 9'0" (3.07m x 2.74m)



The room benefits from a window to the side elevation, allowing natural light into the space, along with a radiator providing heating.

Bedroom Three 9'0" x 7'11" (2.74m x 2.41m)

The room is fitted with a front-facing window, providing a good source of natural light, and a radiator for warmth.

Bathroom

The bathroom is fitted with a three-piece suite and features a front-facing window, allowing natural light into the space. Aqua-coloured wall panelling adds a decorative touch, complemented by tiled flooring for a practical and easy-to-maintain finish.

To the Front



Externally, the property benefits from a double-width driveway, providing ample off-road parking, alongside a lawned garden to the front, adding an attractive outdoor space.

To the Rear

To the rear, the property features a courtyard area enclosed by attractive stone walling, providing a private and low-maintenance outdoor space.

Agents Note

Please note this property currently has a sitting tenant who will vacant prior to completion.

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 C.

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

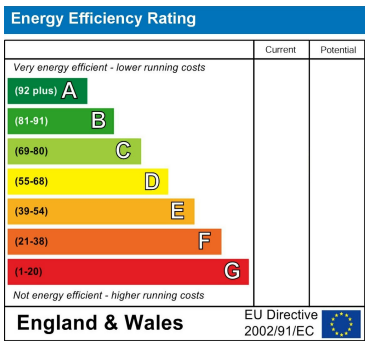
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk