

BOWEN

PROPERTY SINCE 1862



Asking Price £80,000

Simba, 2 Golden Lion Cottages, Llandysilio,
Llanymynech, Powys, SY22 6RB

🛏 1 Bedroom

🚿 1 Bathroom

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General Remarks

This one bedroom terraced cottage is ideal for first time buyers, downsizers or would make a great investment opportunity. The cottage consists of an open plan living area with a kitchenette, a downstairs shower room and a bedroom on the first floor. The cottage also benefits from a seating area directly outside and off road parking space. Located in the village of Llandysilio, the property is within walking distance to nearby amenities as well as just a short drive from the Towns of Oswestry and Welshpool.

Location: Located in the popular village of Llandysilio, the area has a host of amenities whilst the surrounding area is noted for its natural beauty. The property is well placed for access to the towns of Shrewsbury, Welshpool and Oswestry. Conveniently situated for access to Welshpool train station providing regular links to Wrexham, Chester, Shrewsbury and Cardiff.

Accommodation

A part glazed door at the front of the property leads into:

Open Plan Lounge/Kitchen: Open plan living area with kitchenette fitted with a range of base and eye level wall units with worktops over and tiled surround. Inset stainless steel sink and space for an undercounter fridge. Stairs to first floor bedroom and door off to:

Shower Room: Ground floor shower room with suite comprising shower cubicle, wash hand basin and low level flush w.c.

Bedroom: 13' 1" x 9' 1" (4.00m x 2.78m) max Stairs off Living area lead to first floor bedroom.

Outside: At the front of the property is space for a seating area, while the nearby parking area provides for one off road parking space. There is also a bin store located on the opposite side of the driveway.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly 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.

Tenure: We are informed that the property is freehold with vacant possession being provided on completion.

Council Tax Band: We are informed that the property is designated as Council Tax Band A. This can be verified through enquiring directly with Powys County Council.

Local Authority: Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS. Contact 01938 552828.

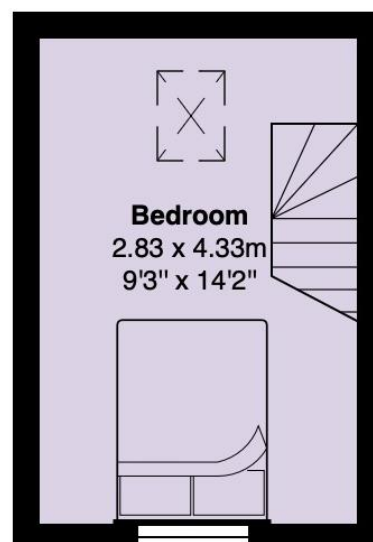
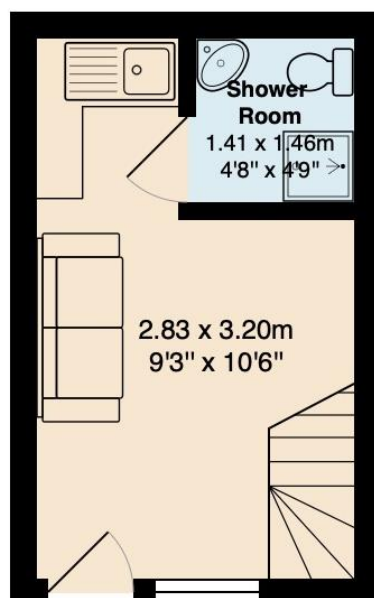
EPC Rating: EPC Rating - Band 'C' (69).

Services: We understand this property is connected to mains electricity, water and drainage supplies. The property is warmed by electric heating.

Directions: Take the Morda road out of Oswestry, at the junction of A483 turn right. Pass through the villages of Pant and Llanymynech and proceed until you reach the Four Crosses. Take the first left at the roundabout and then left again. Carry on past the petrol station and then at the roundabout take the first exit. Carry on straight and the property can be found on the left hand side just before the larger property know as Ty Llew.



Simba Cottage, The Golden Lion Cottages, The Street , Llandysilio, SY22 6RB



Total Area: 25.9 m² ... 279 ft²

All measurements are approximate and for display purposes only



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