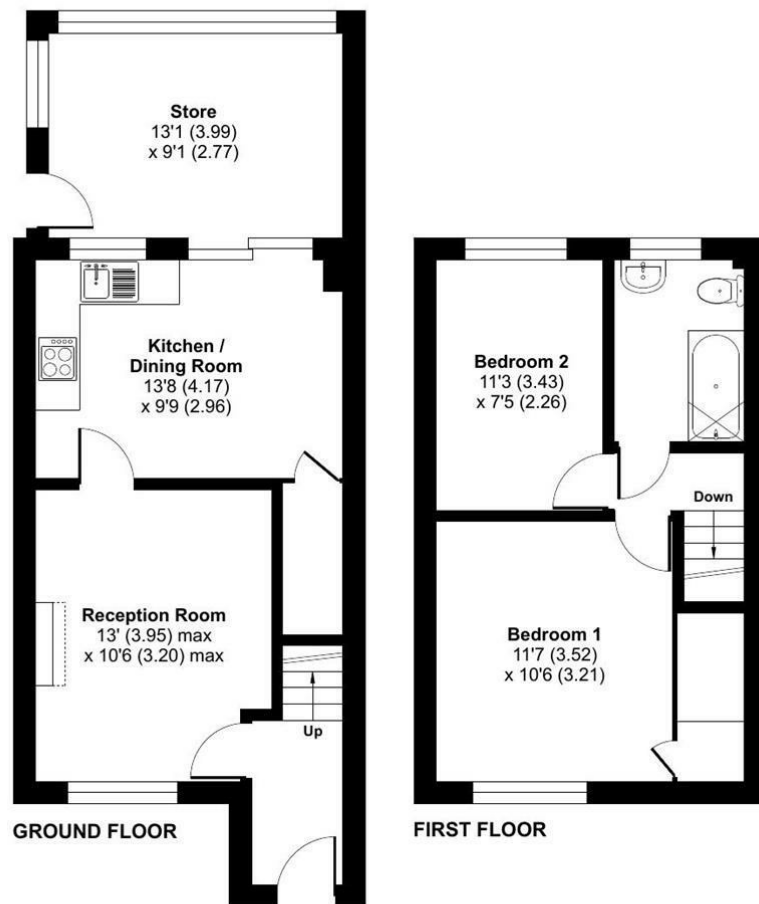
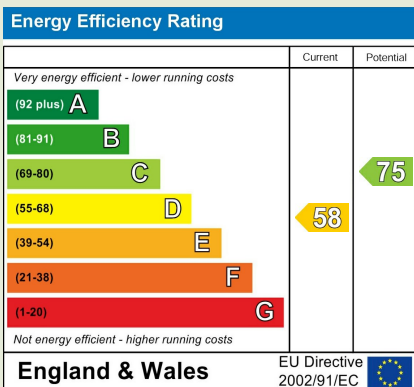




Approximate Area = 784 sq ft / 72.8 sq m
For identification only - Not to scale



19 MAES YR AFON LLANRHAEADR YM MOCHNANT | OSWESTRY | SY10 0LN



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

01691 670320 oswestry@halls.gb.com

www.halls.gb.com

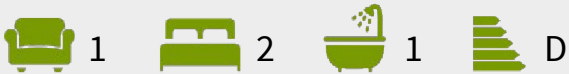


A well-proportioned two-bedroom semi-detached home offering spacious and practical accommodation, together with ample driveway parking and an attractive enclosed rear garden, pleasantly situated within a popular residential development in Llanrhaeadr Ym Mochnant.

Offers in the region of £195,000

1. 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. 2. 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. 3. The photograph(s) depict only certain parts of the property. It should 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. 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.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



- Semi Detached Home
- Extending to over 700 sq ft
- Ample Off Road Parking
- Spacious Gardens
- Rural Village Location
- No Onward Chain

DESCRIPTION

Halls are delighted with instructions to offer 19 Maes Yr Afon in Llanrhaeadr Ym Mochnant for sale by private treaty, with the benefit of no onward chain.

19 Maes Yr Afon is a well-proportioned two-bedroom semi-detached home offering comfortable and practical living accommodation arranged over two floors, extending in all to approximately 784 sq ft. The property presently comprises an entrance hall, reception room, kitchen/dining room, useful rear store, two well-proportioned bedrooms and a family bathroom.

The property is complemented by ample off-road parking to the front and an attractive enclosed garden to the rear. The rear garden comprises a paved seating area, lawn, established raised beds and a variety of mature planting, together with useful timber storage sheds, providing an appealing space for outdoor dining, entertaining and gardening.



THE PROPERTY

The property is entered via an entrance hall, with stairs rising to the first floor and a door leading into the principal ground floor accommodation.

The reception room is a well-proportioned and comfortable living space, enjoying a pleasant outlook to the front elevation and benefiting from an electric fireplace providing an attractive focal point, with ample room for seating and entertaining.

A doorway leads through to the kitchen/dining room, which is fitted with a range of base and wall-mounted units and provides ample space for a dining table and chairs. A window overlooks the rear of the property, whilst a door leads into a substantial rear store, providing useful additional storage space and access to the rear garden.

To the first floor, a central landing gives access to two well-proportioned bedrooms. Bedroom one is a generous double room overlooking the front of the property, whilst bedroom two enjoys views to the rear. Both rooms are served by a family bathroom, fitted with a panelled bath, WC and wash hand basin.

OUTSIDE

The property is approached over a generous driveway providing ample off-road parking, with a pathway leading to the front entrance and gated access continuing to the rear.

To the rear, a paved patio provides an ideal seating and entertaining area, complemented by established raised beds, a variety of shrubs and planting, together with a useful timber garden shed and additional storage.



SITUATION

19 Maes Yr Afon is pleasantly positioned within the popular village of Llanrhaeadr Ym Mochnant, surrounded by attractive North Powys countryside. The village offers a good range of everyday amenities, including a shop, public houses, primary school and medical facilities. The area is renowned for its scenic countryside, with the Berwyn Mountains and Pistyll Rhaeadr nearby, whilst Oswestry lies approximately 12 miles away offering a wider range of shopping, leisure and transport links.

SCHOOLING

The property is conveniently situated within easy reach of a number of well-regarded local educational facilities, including Ysgol Llanrhaeadr-ym-Mochnant, which provides nursery and primary education, Ysgol Pennant Primary School, Llanarmon Dyffryn Ceiriog School, Ysgol Bro Cynllaith, Llanfechain C.I.W. School, and Ysgol Llanfyllin, which offers education from primary through to secondary level.

W3W

///villa.stadium.sidelined

DIRECTIONS

From Oswestry, proceed south on the A483 towards Welshpool and turn right signposted for Trefonen. Continue on this route through Treflach and onward to Llangedwyn. Proceed through Pentre Felin and continue into Llanrhaeadr Ym Mochnant. As you enter the village, take the second left turning into Maes Yr Afon, where the property will be found within the cul-de-sac, identified by our for sale board.



SERVICES

We are advised that the property benefits from mains water, electric, and drainage. The property benefits from LPG gas central heating.

LOCAL AUTHORITY

Powys County Council.

COUNCIL TAX

The property is shown as being within council tax band 'C' on the local authority register.

POSSESSION AND TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (plus VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.