



Glan Yr Afon, Llansantffraid, SY22 6AX

Offers in the Region of £395,000



Bedrooms: 4 Bathrooms: 3 Receptions: 2

Discover comfortable family living in this modern four-bedroom detached home, offering spacious accommodation and picturesque rural views in a sought-after location.

Upon arrival, a practical **Storm Porch** extends to the double garage, offering shelter and convenience before entering the inviting **Entrance Hall** (3.53m x 2.97m). This space features fitted carpet, a radiator, and a handy under-stairs cupboard, leading to the various ground-floor rooms.

A convenient **Guest Cloakroom** (1.31m x 2.32m) is located on the ground floor, fitted with a low-level WC, hand wash basin, radiator, and wood-effect flooring, complemented by a side-aspect obscured glass window.

The heart of the home is the generously sized **Kitchen** (2.66m x 5.42m), equipped with rear aspect windows, a range of eye and base units, a sink unit with mixer tap, and a stylish range-style cooker with an extractor hood. The kitchen benefits from tiled flooring, a radiator, a dishwasher, and ample space for a utility fridge freezer and washing machine/dryer. A door leads to the **Rear Porch** (3.31m x 1.77m), which features patio doors and windows providing access to the garden.

The expansive **Lounge** (3.71m x 7.03m) is a triple-aspect room, offering an abundance of natural light through its doors and windows. It boasts fitted carpet and two radiators, creating a comfortable space for relaxation or entertaining.

Adjacent to the kitchen, the **Dining Room** (2.93m x 2.96m) provides front aspect windows and fitted carpet, offering an ideal setting for meals and gatherings.

Ascending the **Stairs and Landing**, you will find fitted carpet, a loft hatch, and an airing cupboard. The loft is insulated and boarded, offering additional storage.

The **Primary Bedroom** (3.25m x 3.95m) is a well-proportioned space with rear aspect windows, fitted carpet, a radiator, and a built-in cupboard. This room benefits from a private **Ensuite** (2.17m x 2.18m), which includes a side-aspect obscured glass window, a low-level WC, hand wash basin, heated towel rail, corner shower cubicle, and wood-effect flooring.

Bedroom 2 (3.48m x 3.27m) features front aspect windows, fitted carpet, and a built-in cupboard.





Bedroom 3 (3.49m x 3.01m) offers rear aspect windows, fitted carpet, a built-in cupboard, and a radiator.

Finally, **Bedroom 4** (2.37m x 2.69m) includes rear aspect windows, a radiator, and fitted carpet, providing a versatile space ideal for a multitude of uses.

The main **Family Bathroom** (2.28m x 2.14m) is well-appointed with front aspect obscured glass windows, a bath with a shower over, a heated towel rail, a hand wash basin, a low-level WC, and wood-effect flooring.

Externally, the property features a secure, wrap-around enclosed **Garden**, enjoying charming rural views. The garden includes well-maintained lawns, a patio area perfect for outdoor dining, a greenhouse, and a wooden shed. The property also benefits from an external boiler, an oil tank, and a block-paved driveway offering private parking for three to four vehicles. A spacious **Double Garage** (5.82m x 4.46m) with side-aspect obscured glass windows, solid flooring, and up-and-over doors provides secure parking and additional storage solutions.

This modern home offers a comfortable and practical lifestyle, combining spacious interiors with attractive outdoor areas and essential amenities. We encourage a viewing to fully appreciate its appeal and excellent location. The property benefits from oil central heating, a mains electricity supply, and a mains water supply.

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.





Woodhead Sales & Lettings

12 Leg Street, Oswestry, Shropshire

01691 680044

sales@woodheadsalesandlettings.com

<https://www.woodheadsalesandlettings.com/>

