


Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p>		EU Directive 2002/91/EC	

With its spacious layout and modern amenities, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely bungalow your new home.



Directions

From Woodhead office proceed towards A483 Welshpool. At Llynclys crossroads turn right onto A495, proceed a short distance through Llansantffraid, right turn at The Lion Hotel, Winllan Road, right turn onto Maes-Y-Eglwys

Detached double garage

Twin up and over doors with power and lighting laid on.

Entrance Porch

1.823 x 1.370 (5'11" x 4'5")

Enclosed Porch, uPVC doors and windows, tiled floor.

Entrance Hall

Large 'S' shaped room, loft hatch, double panel radiator and an airing cupboard.

Lounge

4.098 x 5.481 (13'5" x 17'11")

Rear aspect uPVC patio doors onto Conservatory. Open fire place, wooden floor and double panel radiator with thermostatic valve.



Orangary

6.077 x 3.802 (19'11" x 12'5")

Solid roof with large skylight, uPVC doors and windows with views over garden and fields



Sun Room

5.547 x 3.710 (18'2" x 12'2")

Front and rear aspect windows and doors, under floor heating and double radiator with thermostatic valve.



Kitchen/Breakfast room

2.599 x 3.811 (8'6" x 12'6")

Rear aspect over garden, uPVC windows and patio doors to Conservatory. Stainless steel sink unit, range of eye and base units, wooden flooring, electric hob and split oven. Integral dishwasher and fridge freezer, wine cooler. double radiator with thermostatic valve and breakfast table/bar.



Utility Room

2.412 x 1.452 (7'10" x 4'9")

Side aspect uPVC door into Rear garden, space for further fridge freezer, dryer and washing machine, fuse board, coats hooks.

Principal Bedroom

3.752 x 4.407 (12'3" x 14'5")

Front aspect uPVC windows, wooden floor, built-in wardrobes and radiator with thermostatic valve.



En Suite

0.984 x 3.455 (3'2" x 11'4")

Tiled floor and walls, low level WC, wash hand basin, electric shower cubicle, and extractor fan.

Bedroom 2

2.160 x 3.574 (7'1" x 11'8")

Front aspect uPVC windows, wooden flooring, Double panel radiator and hot water tank.



Bedroom 3

4.268 x 3.455 (14'0" x 11'4")

Front aspect uPVC windows, wooden floor and built-in wardrobes.



Family Bathroom

1.495 x 2.538 (4'10" x 8'3")

Front aspect frosted uPVC windows, low level WC, wash hand basin, bath, tiled floor and walls and single panel radiator with thermostatic valve.



Rear Garden

Viewings over fields and trees. Decking area, patio and lawn.



TENURE

We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

SERVICES

We have been informed by the seller that the property benefits from mains water: mains drainage: electric central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

COUNCIL TAX

The council tax band for the property is 'E' and the local authority is Powys Council.

PARTICULARS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute or form any part of any contract. All measurements, areas and distances are approximate and floor plans and photographs are for guidance purposes only. Woodhead Sales and Lettings has no authority to make or give any representation or warranty whatsoever in relation to the property. If you are travelling some distance contact the office if you require any further information or clarification.

HOURS OF BUSINESS

Monday - Friday 9.00am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.

VIEWINGS

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts .

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested .