





20 Abertridwr, Llanwddyn, Oswestry, SY10 0LR
Asking Price £245,000

Situated in the village of Llanwyddyn close to lake Vyrnwy this three bedroom detached family house has the benefit of two stables, wood store, generous plot with vehicular access to the rear and countryside views. The well proportioned accommodation comprises entrance hall, kitchen, living room, dining room, pantry, rear hall with utility area and cloakroom. To the first floor are three bedrooms and bathroom. The property benefits from no onward chain.



HALLWAY

5'5 x 2'10 (1.65m x 0.86m)

Through uPVC door, wood flooring, ceiling light, stairs to first floor and doors into;

LIVING ROOM

11'10 x 17'6 (3.61m x 5.33m)

Light and airy room with triple aspect, uPVC window to front, side and rear elevations overlooking the gardens, brick built fireplace with inset wood burner and beam over, Parquet flooring, ceiling light and radiator.

KITCHEN

8'10 x 6'8 (2.69m x 2.03m)

Fitted with base units with work surfaces over, inset sink with mixer tap and drainer below uPVC window, void for appliances, part tiled walls, ceiling light, wall mounted boiler and uPVC door to the front. Opening into;

DINING ROOM

10'2 x 14'1 (3.10m x 4.29m)

Characterful room with brick built fireplace with inset wood burner and beam over, tile flooring, uPVC window to the side and rear elevations, built in storage cupboard, ceiling light and radiator. Door into;

PANTRY

5'9 x 2'10 (1.75m x 0.86m)

Void and plumbing for dishwasher, shelving, window to the front and ceiling light.

REAR HALL

2'11 x 6'0 (0.89m x 1.83m)

UPVC door leading to the side/rear, wood effect flooring and ceiling light.

UTILITY

6'1 x 2'9 (1.85m x 0.84m)

Ideal storage space for further appliances.

WC

2'8 x 5'7 (0.81m x 1.70m)

Low level WC and wash hand basin, window to the side and ceiling light.

FIRST FLOOR

Landing area with loft access, window to the front and ceiling light. Doors off too;

BEDROOM ONE

11'9 x 11'5 (3.58m x 3.48m)

Double room with uPVC window to the rear, built in storage cupboard, wood burning stove, radiator and ceiling light.

BEDROOM TWO

11'10 x 9'1 (3.61m x 2.77m)

Double room with uPVC window to the rear, feature fireplace, built in storage cupboard, ceiling light and radiator.

BEDROOM THREE

8'8 x 8'1 (2.64m x 2.46m)

Double room with uPVC window to the rear, ceiling light and radiator.

BATHROOM

8'10 x 5'10 (2.69m x 1.78m)

Comprising enclosed shower cubicle, low level WC and wash hand basin. UPVC window to the front, , part panelled walls, ceiling light and radiator.

EXTERNAL**OUTHOUSE**

6'3 x 9'2 (1.91m x 2.79m)

Ideal storage space/work shop - currently used as a wood store. Door, window, power and lighting.

STABLE ONE

11'4 x 11'4 (3.45m x 3.45m)

Stable door, power and lighting.

STABLE TWO

11'4 x 11'7 (3.45m x 3.53m)

Stable door, power and lighting.

GARDENS

To the front of the property is a lawn garden bound by hedging with a pathway leading to the front and sides. Gated access to the sides.

To the rear is a good sized garden with an array of flower, shrubs and trees, patio area, garden shed and greenhouse. There is a pathway leading down to a further lawn area, with double wood gates to the rear, and stable block.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. LPG Gas for the heating. We understand the Broadband Download Speed is: Standard 20 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is D - Powys County Council. We would recommend this is confirmed during pre-contact enquires.

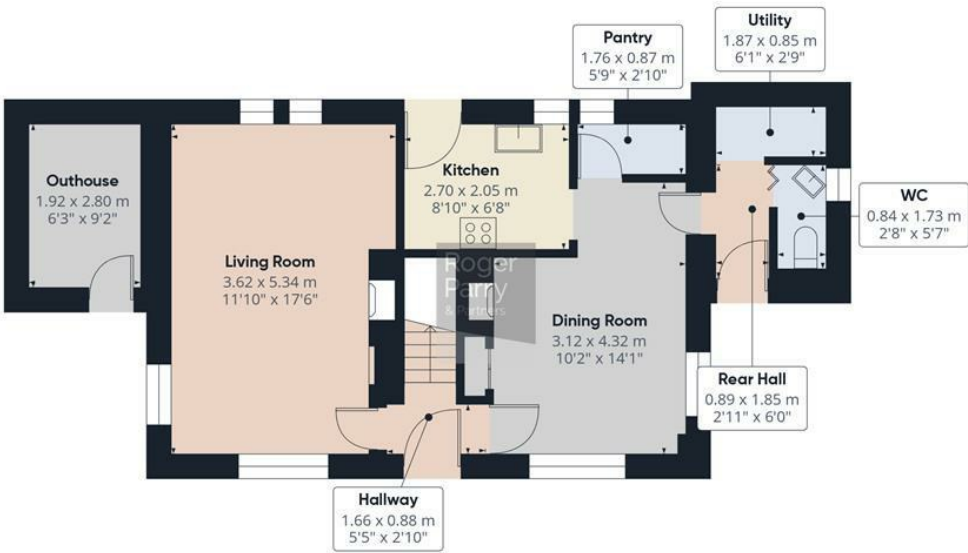
SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

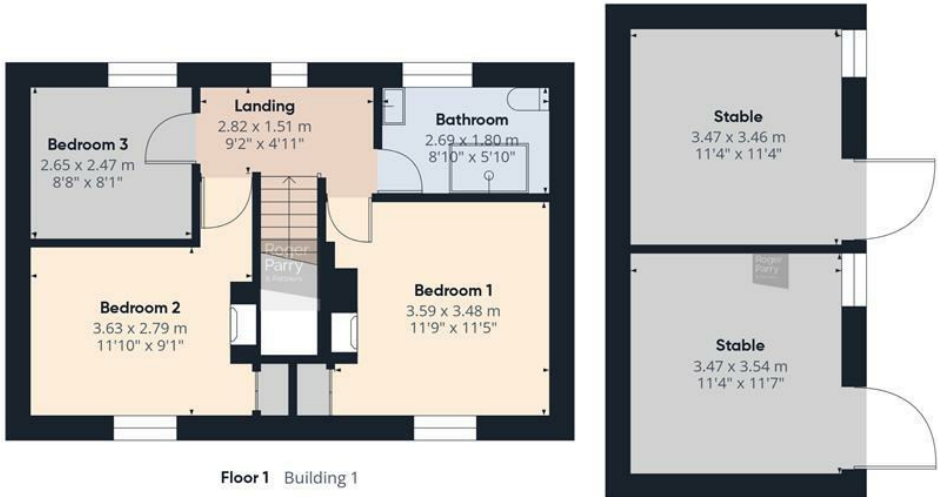
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor Building 1



Ground floor Building 2



Approximate total area⁽¹⁾

115.2 m²
1237 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority: Powys

Council Tax Band: D

EPC Rating: E

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

What3words: ///budding.disengage.grazed

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. 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. 2. 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. 3. Descriptions of the property are subject 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.