Lon Maldwyn, Llansantffraid, SY22 6FH

Llansantffraid

Offers in the Region of

£279,950

WOODHEAD
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Bedrooms: 3

Bathrooms: 2

Receptions: 2

Woodhead Sales and Lettings are delighted to present this spacious family home located in the much sought after village of Llansantffraid. This delightful detached house on Lon Maldwyn offers a perfect blend of modern living and comfort. Built in 2007, the property boasts a contemporary design that is both stylish and functional.

Inside, you will find two spacious reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The layout is thoughtfully designed to create a warm and inviting atmosphere throughout the home. With three well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office.

The property features two bathrooms, providing convenience and privacy for all occupants. This is particularly beneficial for busy mornings or when hosting visitors.

Outside, the house offers parking for up to three vehicles, ensuring that you and your guests will never have to worry about finding a space. The surrounding area is peaceful and picturesque, making it an ideal location for those who appreciate the beauty of the Welsh countryside.

Ground Floor

Dining Room
Kitchen
Utility
Reception
Garage

First Floor

Bedroom
Bedroom
Main Bedroom
En-suite

Total area: approx. 99.6 sq. metres (1072.1 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

3 Lon Maldwyn, *

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) **A**		
(81-91) **B**		82
(69-80) **C**		
(55-68) **D**	66	
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient – higher running costs		

England & Wales — EU Directive 2002/91/EC

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