Town & Country

Estate & Letting Agents









6 Jubilee Terrace, Llansantffraid, SY22 6AG

Offers In The Region Of £139,950

In the charming village of Llansantffraid, Jubilee Terrace offers a delightful opportunity for those seeking a serene and picturesque setting. This property is ideally situated, providing easy access to local amenities, schools, and beautiful countryside walks, making it perfect for families and individuals alike.

The area is known for its friendly community atmosphere and stunning natural surroundings, which enhance the appeal of this location. Residents can enjoy the tranquillity of village life while still being within reach of larger towns for shopping and entertainment.

With its prime location and the charm of Llansantffraid, this property is an excellent choice for anyone looking to embrace a peaceful lifestyle in a beautiful part of Wales. Do not miss the chance to explore what this lovely area has to offer.

Accommodation Comprises;

Entrance
The property is accessed via a front entrance door, which opens into an open-plan kitchen and living area.

Kitchen/Living Room 11'3" x 22'8" (3.43m x 6.93m)



The kitchen is fitted with a range of wall and base units with complementary worktops over, an integrated oven with a four-ring electric hob above, an integrated slimline dishwasher and an integrated fridge/freezer. There is also a stainless steel sink and drainer with mixer tap, and a window to the front elevation. Stairs lead to the first floor. The living area has a window and a door to the rear of the property into the garden.

Additional Photo



Additional Photo



First Floor Landing
The landing area benefits from carpet flooring and a useful storage cupboard.

Bedroom One 11'1" x 9'8" (3.38m x 2.95m)



The room benefits from carpet flooring, a pendant light fitting and a window to the rear elevation.

Bedroom Two 10'9" x 9'1" (3.28m x 2.77m)
The room benefits from carpet flooring, a pendant light fitting and a window to the front elevation.

Bathroom 3'8" x 7'10" (1.12m x 2.39m)



The bathroom is fitted with a three-piece suite comprising a WC, wash hand basin and a three-quarter-length bath with an electric shower over and a glass shower screen. The walls are fully tiled.

To the Front



The property benefits from shared access to the front, along with a useful garden storage unit.

To the Rear



The rear garden is enclosed by panel fencing and features a lawned area and paved patio, providing space for outdoor seating. A gate provides access through the neighbouring terraces.

Additional Photo



Services

The agents have not tested the appliances listed in the particulars.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of

the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

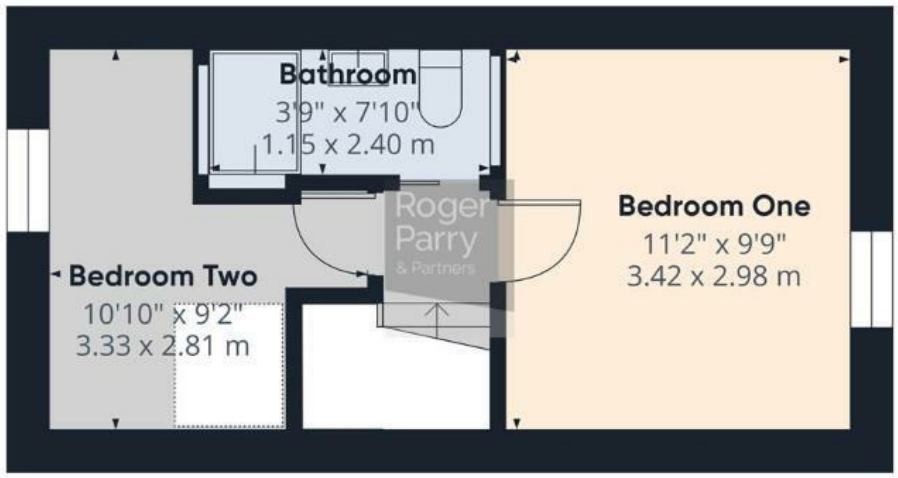
Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Floor Plan

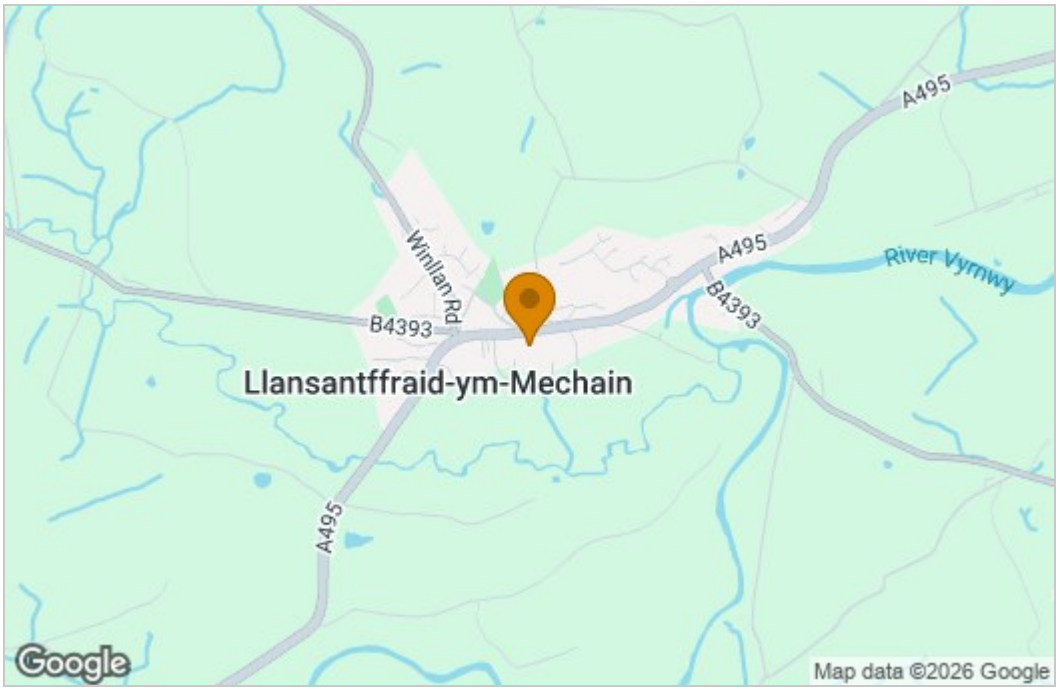


Ground floor

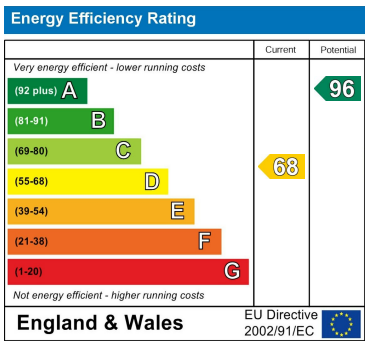


Floor 1

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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