

Town & Country

Estate & Letting Agents



13 Bryn Melyn, Llynclys, SY10 8AG

Offers In The Region Of £295,000

Town & Country Oswestry are delighted to offer to the market this spacious and extended three-double-bedroom semi-detached property with a large garage, situated in the sought-after hamlet of Llynclys.

Offering superb family accommodation, the property features three generous double bedrooms, with the principal bedroom benefiting from an en-suite and walk-in dressing room. The impressive extended kitchen, dining and sitting room forms the heart of the home, while further highlights include generous off-road parking, a large garage with workshop potential and an enclosed rear garden.

Enjoying pleasant views to both the front and rear, the property occupies an enviable semi-rural position whilst remaining conveniently placed for local amenities and transport links. This is a fantastic opportunity to acquire a spacious and versatile family home in a desirable location.

Directions



From our office proceed up willow street and turn left at the crossroads. Follow the road until you pass the Walls restaurant and turn left at the T-Junction for the traffic lights. Turn Right at the traffic lights onto Morda Road and follow until you join the A483 to Welshpool. At the Llyncllys crossroads turn left and follow the road over the hump back bridge. On entering the hamlet the property will be found on the left hand side set back off the road.

Accommodation Comprises:

Hallway

Entrance hall with a uPVC door to the front, radiator and stairs rising to the first floor.

Lounge 13'7" x 13'2" (4.15 x 4.01)



Good-sized lounge featuring a front-facing window, laminate flooring and radiator. A fireplace with inset electric fire provides an attractive focal point, complemented by a TV point, wall lights and coved ceiling. Useful under-stairs storage cupboard.

Additional Photo



Kitchen/Dining/Sitting Room 18'5" x 16'4" (5.61 x 4.97)



The kitchen/dining/sitting room forms the heart of this home, offering a versatile and inviting space in which to relax and entertain. The sitting area features a focal Aga stove set on a tiled hearth, creating a cosy and welcoming space. The room flows seamlessly into the dining area, which benefits from a radiator, with an attractive archway leading through to the impressive kitchen.

Kitchen



The well-appointed kitchen is fitted with a comprehensive range of oak-style wall and base units, complemented by contrasting composite work surfaces and matching upstands. A central island provides additional preparation space and incorporates a useful wine rack.

The kitchen benefits from an integrated fridge freezer, stainless steel single-drainer sink with mixer tap, Bosch ceramic hob with chimney-style extractor and Bosch eye-level electric oven. A rear-facing window overlooks the garden, while two Velux windows flood the room with natural light. There is also a side-facing window and door, along with part-tiled walls and a radiator.

Additional Photo



Landing

The generously sized first-floor landing features a rear-facing window enjoying views over the surrounding fields, together with a radiator and loft hatch with pull-down ladder. Doors lead to the bedrooms and family bathroom, while the spacious landing also offers excellent potential to create a useful home office area if required.

Bedroom One 14'7" x 13'0" (4.45 x 3.96)



Superb-sized principal bedroom enjoying lovely rural views from the rear-facing window. The room benefits from a useful walk-in dressing room and en-suite shower room, together with a TV point and radiator. Doors provide access to both the dressing room and en-suite.

Additional Photo



Dressing Room 7'11" x 5'11" (2.41 x 1.81)

Well-appointed dressing room with a front-facing window and an extensive range of floor-to-ceiling fitted storage, incorporating ample shelving and hanging rails.

Ensuite



Spacious en-suite featuring a large double shower cubicle, low-level WC and wash hand basin with mixer tap. Further benefits include a heated towel rail, part-tiled walls, vinyl flooring, illuminated mirror, extractor fan and ceiling spotlights. A useful linen cupboard with fitted shelving provides additional storage.

Bedroom Two 10'7" x 9'2" (3.23 x 2.8)



A further generously sized double bedroom featuring a front-facing window enjoying far-reaching views, together with a radiator.

Bedroom Three 10'6" x 8'10" (3.20 x 2.68)



A well-proportioned double bedroom featuring a rear-facing window enjoying pleasant views, together with a radiator.

Bathroom



Well-appointed family bathroom fitted with a corner bath, electric shower over with a glass screen, wash hand basin and low-level WC. A front-facing window provides natural light, with tiled walls, vinyl flooring and a heated towel rail. Useful airing cupboard providing additional storage.

Garage 22'2" x 14'10" (6.75 x 4.52)



The generously proportioned garage is of excellent size, offering ample space to accommodate a large vehicle while retaining plenty of room at the far end for a workshop area. The garage benefits from power and lighting, with doors providing access to both the front and rear. There is also a useful cloakroom fitted with a low-level WC and wash hand basin with mixer tap.

To The Front of the Property



The property is approached via a long gravelled driveway providing ample off-road parking, leading to the garage and offering useful turning space. The front gardens are predominantly laid to lawn with established shrub borders, while gated side access leads through to the rear garden.

Rear Garden



The rear garden features an attractive oak-framed covered seating area with paved terrace directly accessed from the kitchen, creating an ideal space for outdoor dining and entertaining. The remainder of the garden is predominantly laid to lawn with established shrub borders and benefits from an outside tap, garden shed and oil tank. Enjoying lovely rural views across the surrounding open countryside, the garden provides a peaceful and private setting with a truly rural feel.

Additional Photo



Additional Photo



Driveway



Additional Information from the Vendor

The vendor informs us that the property benefits from being re-roofed in 2019.

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.

Hours Of Business

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

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.

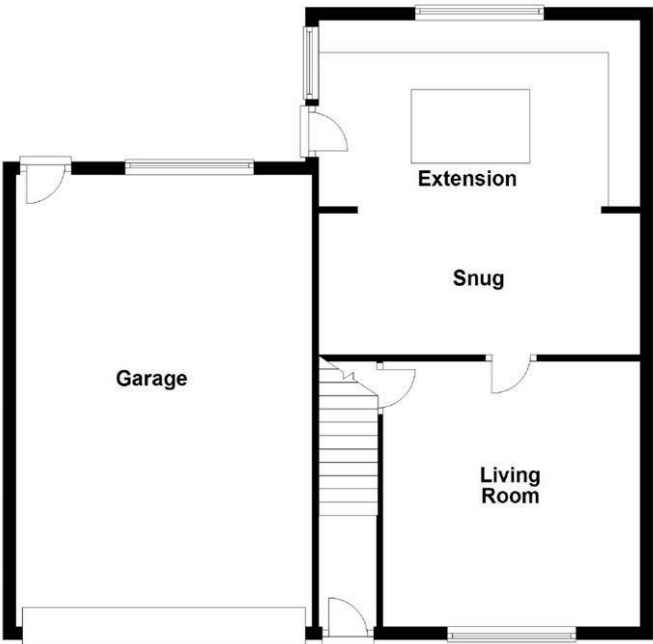
Town and Country Services

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.

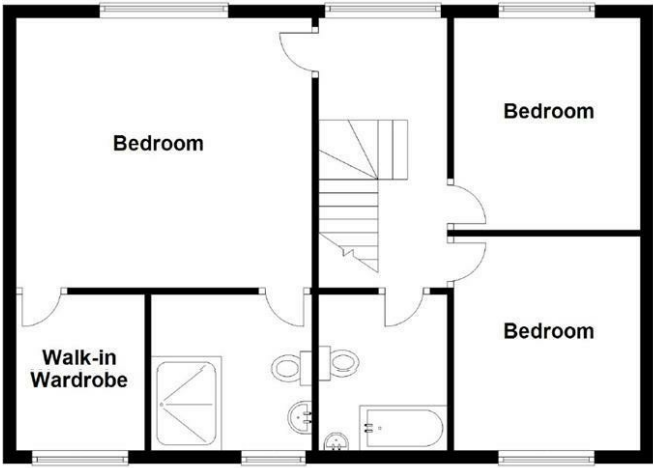
Money Laundering Regulatory Checks

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
Approx. 79.9 sq. metres (860.0 sq. feet)



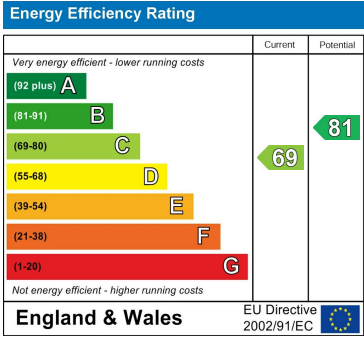
First Floor
Approx. 65.2 sq. metres (701.9 sq. feet)

Total area: approx. 145.1 sq. metres (1562.0 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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