Town & Country

Estate & Letting Agents









10 Hafan Y Dorlan, Llanrhaeadr Ym Mochnant, SY10 0LW

Offers In The Region Of £164,999

WITH NO ONWARD CHAIN!! In the charming village of Llanrhaeadr Ym Mochnant, Hafan Y Dorlan presents an inviting opportunity for those seeking a semi-detached house in a picturesque setting. This delightful property features a well-proportioned reception room, spacious kitchen/ dining room, modern bathroom and two comfortable bedrooms making this home is ideal for small families, couples, or individuals looking for a peaceful retreat. Surrounded by the stunning Welsh countryside, Hafan Y Dorlan offers a tranquil lifestyle while still being within reach of local amenities. This property is a wonderful blend of comfort and practicality, making it a perfect choice for anyone looking to settle in this serene area. Don't miss the chance to make this charming house your new home.

Directions



From Oswestry proceed out of town and join the A483 towards Welshpool. At the Llynclys crossroads turn right onto the A495. Continue for approximately 9 miles until reaching the village of Llanrhaeadr Y.M.. Pass over the roundabout and after approximately 300 metres the property will be seen on the left hand side known as Hafan Y Dorlan.

Hall

With a window to the front and door to the front. Tiled flooring and storage heater. Stairs leading to the first floor.

Lounge 13'2" x 12'4" (4.02m x 3.78m)



The good sized lounge has a window to the front, electric heater, multi-fuel burner that also provides heating for the property, electric heater. There is an understairs storage cupboard and archway leading into the kitchen.

Additional Photo



Kitchen/Dining Room 15'4" x 9'4" (4.68m x 2.85m)



The spacious kitchen/ dining room comprises base and wall units with integrated oven and hob, stainless steel sink and drainer with a mixer tap over, two windows and door to the rear, tiled flooring, spotlights. Space and plumbing for a washing machine and fridge/freezer.

Additional Photo



Landing

The landing has a window to the side and cupboard housing the immersion tank. There is a radiator and doors leading to the bedrooms and the bathroom.

Bedroom One 12'4" x 9'8" (3.78m x 2.97m)



A good sized double bedroom with a window to the front, two wardrobes and storage heater.

Additional Photo



Bedroom Two 9'4" x 10'10" (2.85m x 3.31m)



Another double bedroom with a window to the rear, radiator, storage heater and recess for wardrobe.

Bathroom



The family bathroom comprises a three piece suite in white with shower over the bath and bi-folding shower screen, WC and wash hand basin and window to the rear, heated towel rail, tiled flooring, extractor fan and part tiled walls.

Front Garden

To the front of the property there is a path to the front door and lawned area to the side.

Rear Garden



The enclosed rear garden has a patio area, lawned garden, shed and gated access onto the parking area. The garden is fully enclosed by fence panelling.

Additional Photo



Additional Photo



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 Powys County Council and we believe the property to be in Band C.

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

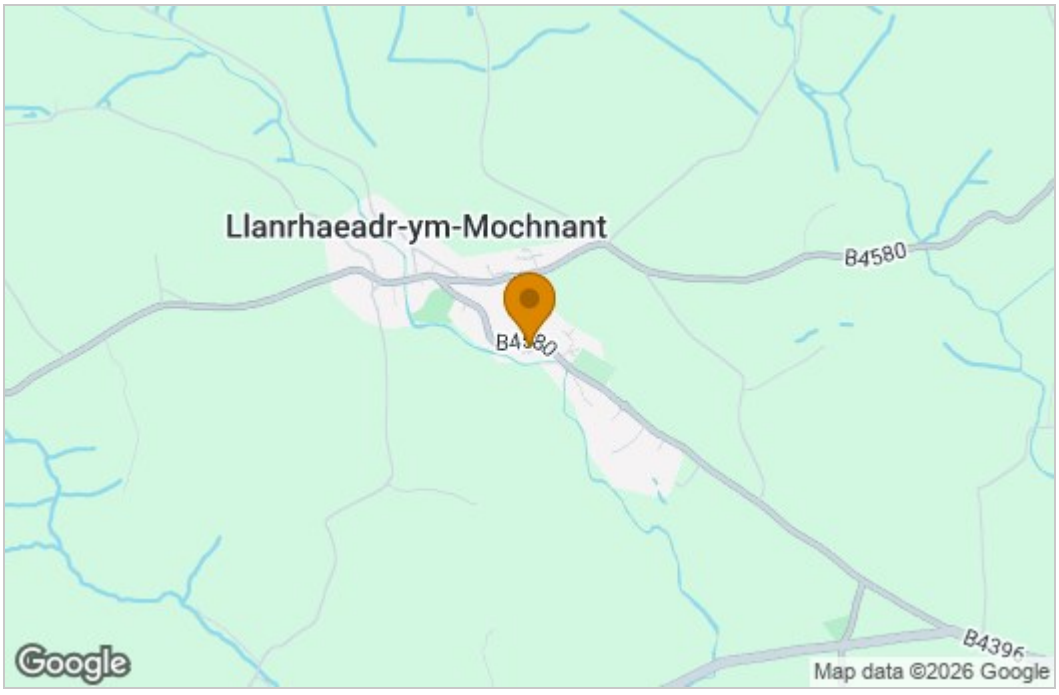
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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

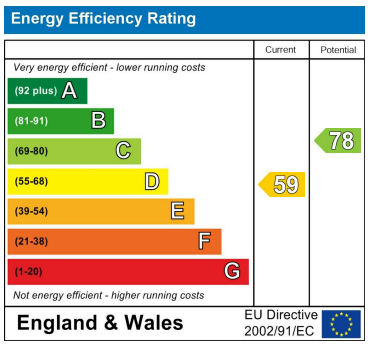
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute 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

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.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk