

Town & Country

Estate & Letting Agents



Rhoslan Penybontfawr, Penybontfawr, SY10 0NT

£135,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this detached country cottage located in a popular village with two reception rooms, kitchen, two bedrooms and a bathroom. The property has many original features including beams and open fireplaces along with modern kitchen, bathroom and Upvd double glazing. Located in Penybontfawr with its own Primary School, shop and public house. The Town of Llanfyllin is 6 miles away, Oswestry is 16 miles and Welshpool is 17 miles.

DIRECTIONS

Leave Oswestry and head south on the A483 towards Welshpool. Turn right at Llynclys Crossroads onto the A495. Continue towards the village of Llanrhaeadr YM and turn left just before the village towards Penybontfawr. Continue on this road for approximately 2 miles until entering the village. At the fork in the road just after the public house bear left and the property can be found on the right hand side.

ACCOMMODATION COMPRISES

KITCHEN 12'7" x 6'4" (3.84 x 1.93)



Fitted with a range of modern base and wall units with work surfaces over and matching upstands, single bowl sink unit with mixer tap, electric oven, ceramic hob, chimney style extractor fan over, tile effect laminate flooring, plumbing for a washing machine, integrated fridge, integrated dishwasher, part tiled walls, storage heater, windows to the front and side and a door to the front.

LOUNGE 11'2" x 9'8" (3.40 x 2.95)



Having a stone fireplace, TV point, beams to the ceiling, storage heater, wall lights and window to the front.

DINING ROOM 11'10" x 9'8" (3.61 x 2.95)



Having stairs rising to the first floor, slate flagged flooring, stone fireplace with an inset log burning stove and beam over, beamed ceiling, under stairs storage cupboard, storage heater, exposed stonework, window to the front and side and a door to the front.

FIREPLACE

FIRST FLOOR LANDING

With a window to the rear and doors leading to the bedrooms and bathroom.

BEDROOM ONE 13'2" x 8'8" (4.01 x 2.64)



Having two windows to the front, wall beams, access to the loft space, storage heater, alcove cupboard and a good sized walk in wardrobe.

BEDROOM TWO 8'0" x 7'5" (2.44 x 2.26)



With a window to the front and storage heater.

BATHROOM 8'0" x 7'5" (2.44 x 2.26)



Fitted with a modern three piece suite comprising wash hand basin, panelled bath with Triton power shower over and glass screen, low level w.c., heated towel rail, spotlights, wall mounted electric heater, airing cupboard with hot water tank, vinyl flooring and a window to the side.

PLEASE NOTE

The property does not have any garden area but the council said there was no problem with using the verge for deckchairs etc. Which the Vendors have done for many years.

SERVICES

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

VIEWING

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

OUR SERVICES

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings

Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - Member of the National Association of Estate Agents - All properties advertised on www.rightmove.co.uk

HOURS OF BUSINESS

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

TENURE/COUNCIL TAX

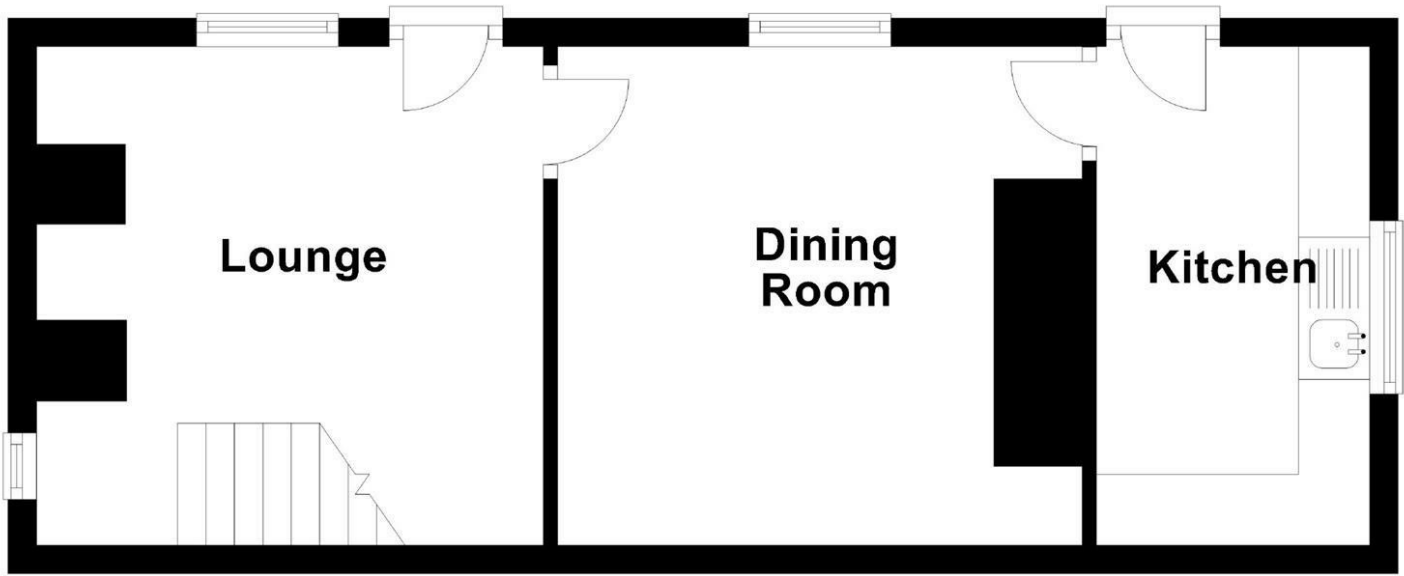
We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

We believe the council tax band to be C - purchasers must make their own enquiries.

Floor Plan

Ground Floor

Approx. 33.0 sq. metres (354.7 sq. feet)

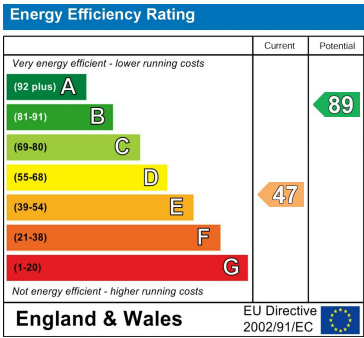


Total area: approx. 65.9 sq. metres (709.5 sq. feet)

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 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