

# Town & Country

Estate & Letting Agents



**27 Maes Yr Afon, Llanrhaeadr Ym Mochnant, SY10 0LN**

**Offers In The Region Of £199,995**

WITH NO ONWARD CHAIN!! Nestled in the picturesque Tanat Valley, this charming semi-detached house on Maes Yr Afon in Llanrhaeadr Ym Mochnant is a real gem. With two well-proportioned double bedrooms, this property is ideal for first-time buyers or those looking to downsize. The home features a welcoming reception room and a good sized kitchen/ dining room that provides a perfect space for relaxation and entertaining. The well-maintained interior ensuring comfort and convenience for its residents. One of the standout features of this property is the generous rear garden, which offers ample space for outdoor activities, gardening, or simply enjoying the tranquil surroundings. Additionally, the driveway accommodates parking for two vehicles, making it practical for families or guests. Situated in a peaceful cul-de-sac, this home benefits from a serene atmosphere while still being within easy reach of local amenities. The stunning natural beauty of the Tanat Valley enhances the appeal of this property, making it a perfect retreat from the hustle and bustle of everyday life. In summary, this semi-detached house is a wonderful opportunity for those seeking a comfortable and inviting home in a beautiful location. Don't miss the chance to make this lovely property your own.

## Directions

From Oswestry join the A483 travelling towards Welshpool. At the Llynclys crossroads, by the White Lion public house, turn right onto the A495 and continue along where the road becomes the B4396, passing through the villages of Llanyblodwel, Penybont L.E., Llangedwyn and Pentrefelin. At the junction bear right onto the B4580 towards Llanrhaeadr Y.M. Upon entering the village take the fourth turning on the left into Maes Yr Afon, where the property can be identified by our For Sale board at the far end of the cul de sac.

## Accommodation Comprises

### Hallway



The hallway has a part glazed door to the front, radiator, stairs leading to the first floor and a door leading into the lounge.

### Lounge



The bright, good sized lounge has a window to the front, radiator and a focal fireplace with an electric fire. A door leads through to the kitchen.

## Additional Image



### Kitchen/ Dining Room 13'8" x 9'9" (4.19m x 2.98m)



The spacious kitchen/ dining room is fitted with a range of base and wall units with work surfaces over, a window to the rear overlooking the garden, patio doors out to the rear garden, tiled flooring, under stairs cupboard, electric oven, ceramic hob, integrated extractor fan, wall mounted gas fired boiler, single bowl sink and mixer tap, part tiled walls, space for a fridge and plumbing for a washing machine.

### Additional Image



### Additional Image



### First Floor Landing

The first floor landing has a loft hatch giving access to the loft. Doors lead to the bedrooms and the bathroom.

### Bedroom One 11'8" x 10'7" (3.57m x 3.23m)



A good sized double bedroom having a window to

the front, radiator and a built in cupboard and airing cupboard.

### Bedroom Two 11'1" x 7'10" (3.38m x 2.40m)



The second double bedroom has a radiator and a window to the rear overlooking the garden.

### Family Bathroom



The bathroom is fitted with a low level w.c., wash hand basin, wet room shower area with an electric shower and cubicle, part tiled walls, a window to the rear, shaver point, sealed vinyl flooring and a radiator.

## To The Front



To the front of the property there is a pretty gardens with planted flower beds and lawned garden. A driveway provides parking for several cars and a pathway leads to the front door. A gate at the side gives access to the rear garden.

## Rear Gardens



The rear gardens are a fantastic feature of this home having a large patio area, greenhouse, lawned gardens and well stocked flower beds. The garden is fully enclosed by fencing and hedging making it perfect for children and pets.

## 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.

## 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.

## To Book a Viewing

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

## 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.

## Services

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

## Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

## Additional Information

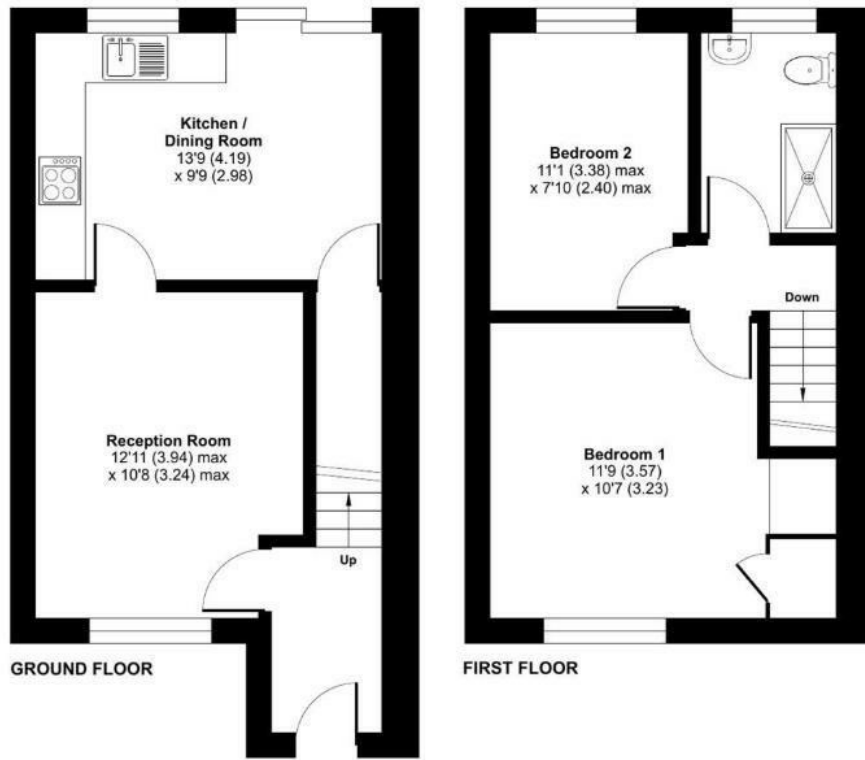
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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 most 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.

# Floor Plan

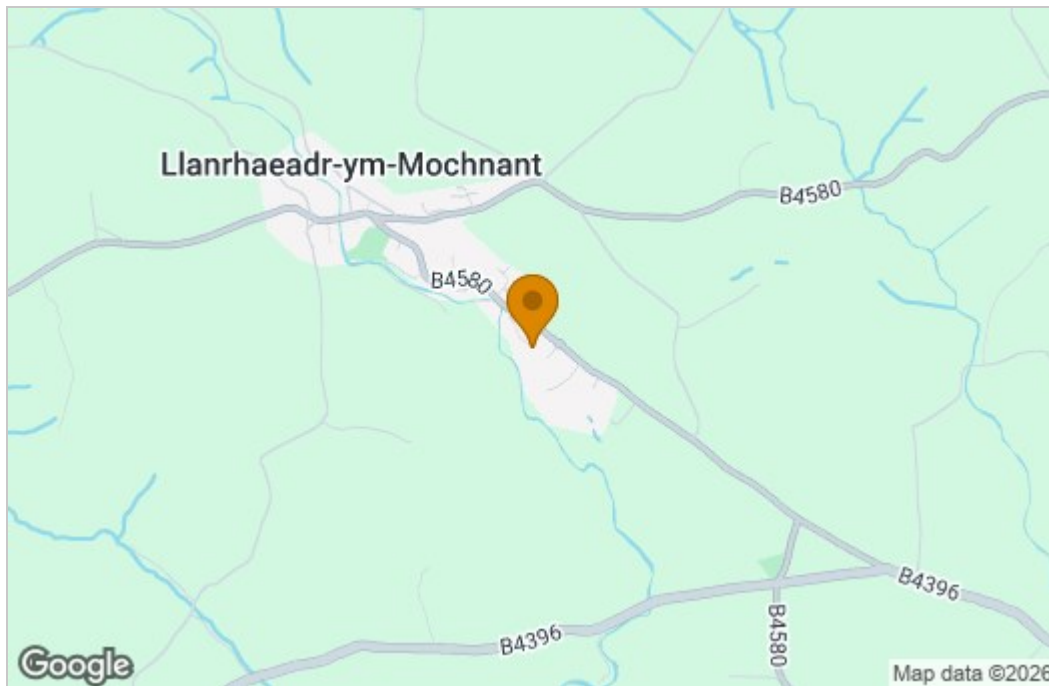


Approximate Area = 658 sq ft / 61.1 sq m  
For identification only - Not to scale

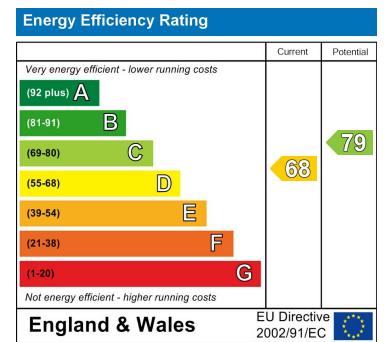


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.

# Area Map



# Energy Efficiency Graph



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