

Town & Country

Estate & Letting Agents



1 Maes Uchaf, Llansantffraid, SY22 6BG

£220,000

NO ONWARD CHAIN! Town and Country Oswestry are pleased to offer to the market this TWO BEDROOM DETACHED BUNGALOW. Located in a sought after village and benefitting from local amenities. The property also benefits from off road parking and a garage. There are gardens to the front and to the rear of the property. Viewing is highly recommended to appreciate what this bungalow has to offer and its lovely quiet location.

Directions

Leave Oswestry and head south on the A483 towards Welshpool. At Llynclys Crossroads turn right onto the A495 and proceed through Porthywaen and past the Llanyblodwel Village Hall. Take the next turning left for Llansantffraid and proceed to the far end of the village. Turn right onto Winllan Road, then right into Maes-YrEglwys and left into Maes Uchaf and the property is the first on the left.

Accommodation Comprises

An entrance hall with two storage cupboards and loft access hatch. Living room with bay window to the front and ornamental fireplace. A modern kitchen with integrated double oven, hob and extractor fan and space for washing machine. The room opens to the conservatory which looks out over the rear garden and has electric under-floor heating. Shower room with vanity wash basin, low-level W.C and electric shower. Main bedroom with built-in wardrobes and en-suite W.C and wash hand basin. Bedroom two.

Hall

With part glazed door to the front, BT telephone point (fibre), a door to a storage cupboard with rails and shelving, airing cupboard and doors leading to the kitchen, living room, and bedrooms.

Lounge 10'6" x 17'4" (3.21 x 5.30)



Having a bay window to front, TV point, BT Telephone point (fibre connected), Wood fire surround with marble hearth and electric fire point.

Kitchen 13'5" x8'8" (4.10 x2.65)



Fitted with a range of base and wall units including display cabinet, one and a half bowl sink unit with mixer tap, electric hob, electric oven, space for tall fridge freezer, extractor fan. tiled floor, glazed door leading to the hallway. An archway leads through to conservatory

Kitchen Additional Photograph



Conservatory 11'1" x 8'8" (3.38 x 2.65)



Door to side leading to the rear garden, wooden laminate flooring and a radiator. The conservatory looks out over the garden.

Bedroom One 9'6" x 12'6" (2.92 x 3.82m)



Having a window to the front, this good sized double bedroom has two built in mirror fronted wardrobes with rails and shelving, and a radiator.

Bedroom One Additional Photograph



En-suite W/C

Benefitting from W/C, wash hand basin on vanity unit, extractor fan and a wall heater.

Bedroom Two 11'10" x 7'2" (3.62 x 2.19m)



Having a window to the rear and a radiator.

Bathroom



Having a frosted glass window to the rear, fully tiled walls, W/C, wash hand basin on vanity, large walk in shower with glass screen, radiator and shaver light.

Garage



This single garage benefits from power and lighting with an up and over door to the front.

Front Garden

There is a lawned area to the front of the property with a pathway leading to the front door.

Rear Garden



The rear of the property benefits from an enclosed rear yard with a patio with steps down to a detached single garage and potting shed. There is a large low maintenance bed planted with mature shrubs. There is also the benefit of an outside tap and garden shed to the side where there is also an oil tank and oil fired combination boiler.

Rear Garden Additional Photograph



Hours of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 4.00pm

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.

To Book a Viewing

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

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.

Town & 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.

Tenure/Council Tax

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

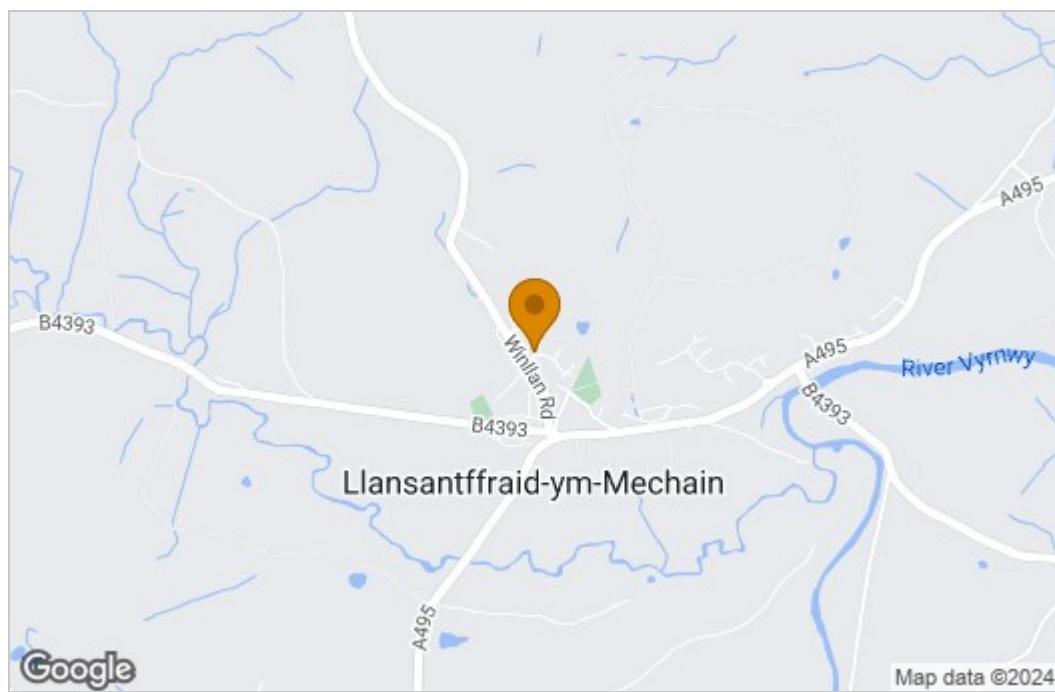
The Council tax is payable to Powys County Council and we believe the property to be in Band D.

Services

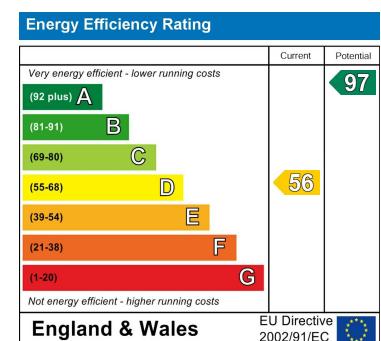
The agents have not tested the appliances listed in the particulars.

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

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