

Town & Country

Estate & Letting Agents



2 Cae'r Ysgol, Llansantffraid, SY22 6BH

Offers In The Region Of £549,500

Located in the charming village of Llansantffraid, this stunning, spacious detached house at Cae'r Ysgol offers a perfect blend of modern living and tranquil surroundings. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The kitchen/ dining/ family room is the real heart of the home and a perfect space for family gatherings. The house features well-proportioned bedrooms, ensuring ample space for family members or guests. The layout is thoughtfully designed to maximise comfort and functionality. The design and build quality reflect a commitment to high standards, making this home not only aesthetically pleasing but also practical for everyday living. Surrounded by the picturesque landscape of Llansantffraid, residents can enjoy the beauty of nature while being conveniently located near local amenities. This home is an excellent opportunity for those seeking a peaceful retreat without sacrificing modern conveniences.

Directions

Accommodation Comprises

Reception Hall 15'0" x 10'7" (4.58m x 3.23m)



A welcoming entrance hall featuring a part-glazed front door, elegant oak flooring, and a beautifully crafted oak staircase with a matching banister rising to the first floor. A practical understairs storage cupboard provides discreet additional storage, completing this stylish and inviting space. Doors lead to the lounge, shower room, ground floor bedroom/ study and the kitchen.

Lounge 12'4" x 18'10" (3.76m x 5.76m)



A beautifully appointed, spacious dual-aspect living

room featuring an attractive square bay window to the front with a slate window sill and French doors opening onto the rear garden, creating a light-filled and inviting living space. A striking fireplace with a solid wood surround houses an inset log-burning stove, complemented by a slate hearth to provide a stylish focal point. Enhanced by elegant wall lighting, underfloor heating, and two television points, this superb reception room seamlessly combines comfort, character, and contemporary living.

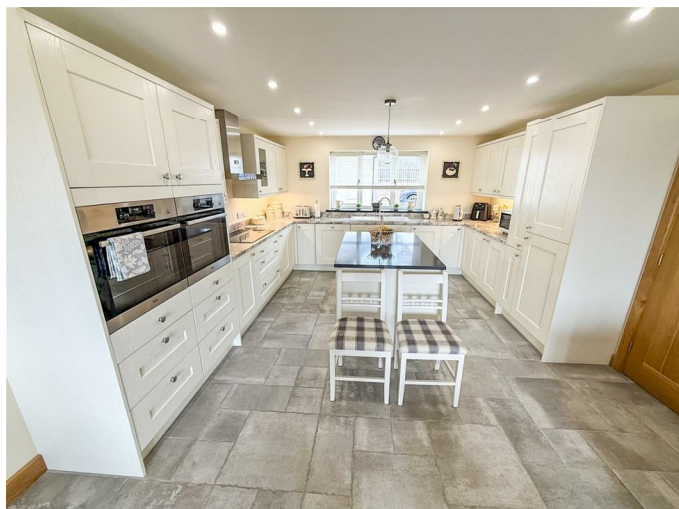
Additional Photo



Fireplace



Kitchen/Dining Room 27'11" x 13'2" (8.52m x 4.03m)



A stunning contemporary kitchen being the real heart of this lovely home and beautifully fitted with an extensive range of high-quality base and wall units complemented by stylish work surfaces and matching upstands. The kitchen is equipped with integrated appliances including a fridge/freezer, dishwasher, eye-level AEG double ovens, and an AEG induction hob with a contemporary chimney-style extractor above. A ceramic one-and-a-half bowl sink with a mixer tap sits beneath the worktop, while elegant display cabinets add both character and practicality.

The impressive central island incorporates a breakfast bar with atmospheric under-counter lighting, creating the perfect space for informal dining and entertaining. The room is further enhanced by recessed ceiling spotlights, a tiled floor with underfloor heating, and French doors opening onto the rear garden, allowing natural light to flood the space and providing a seamless connection between indoor and outdoor living.

Additional Photo



Additional Photo



Additional Photo



Utility Room 8'1" x 6'9" (2.46m x 2.06m)

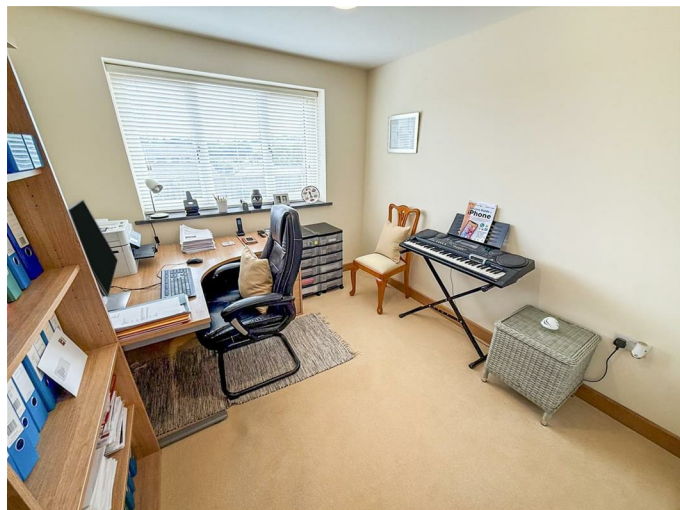


A well-appointed utility room featuring a side-facing window with an elegant slate windowsill and a stylish tiled floor. Fitted with a range of base units complemented by work surfaces and matching upstands, incorporating a one-and-a-half bowl stainless steel sink and drainer with mixer tap over.

The room provides plumbing for appliances, an extractor fan, and a part-glazed door opening to the rear garden.

A further door leads to the dedicated boiler room, providing additional storage space and housing the Firebird boiler.

Study/ Ground Floor Bedroom 8'4" x 11'9" **(2.56m x 3.60m)**



A very versatile room ideal for a number of uses. Currently used as a home office but could be a well-proportioned bedroom enjoying a pleasant rear aspect through a window with an elegant slate window sill.

Shower Room 5'2" x 7'3" (1.58m x 2.22m)



A beautifully appointed contemporary shower room featuring a rear-facing window allowing for natural light. Stylishly fitted with a wall-mounted wash hand basin incorporating a contemporary mixer tap, a low-level WC, and a generous wet room style shower area with a mains-fed shower. Finished with fully tiled walls, recessed ceiling spotlights, and a heated towel rail, this elegant space combines practicality with modern luxury.

First Floor Landing



A spacious galleried landing, beautifully illuminated by large windows with elegant slate window sills and a Velux roof window to the front, creating a bright and airy atmosphere. The landing features a stunning oak banister, access to the loft, and a useful built-in linen cupboard, combining style with practicality. Doors lead to the bedrooms and the family bathroom.

Additional Photo



Bedroom One 12'6" x 17'3" (3.82m x 5.27m)



A spacious dual-aspect bedroom enjoying an abundance of natural light from windows to the front and rear, both complemented by elegant slate window sills. The room benefits from useful built-in storage, including a fitted cupboard and additional eaves storage, while a radiator provides year-round comfort. A door leads through to the en suite.

Additional Photo



Additional Photo



Ensuite 6'0" x 5'10" (1.83m x 1.78m)



A stylishly appointed en suite shower room featuring a Velux roof window, allowing natural light to enhance the space. Beautifully fitted with a corner shower enclosure incorporating a mains-fed shower, a contemporary vanity unit with an inset wash hand basin and mixer tap, and a low-level WC. Further benefits include a heated towel rail, shaver point, attractive part-tiled walls, and a tiled floor, creating a luxurious and practical finish.

Additional Photo

Bedroom Two 13'2" x 11'5" (4.02m x 3.50m)



A well-proportioned bedroom enjoying a pleasant rear aspect through a window with an elegant slate window sill. The room benefits from a built-in storage cupboard, a television point, and a radiator, offering a comfortable and practical living space.

Bedroom Three 13'2" x 11'4" (4.01m x 3.45m)



A well-presented bedroom featuring a front-facing window with an elegant slate window sill, providing a light and airy feel. The room benefits from a built-in storage cupboard and radiator, offering both comfort and practicality.

Family Bathroom 9'6" x 8'11" (2.90m x 2.72m)



A beautifully appointed family bathroom featuring a rear-facing window with an elegant slate window sill, allowing natural light to enhance the space. The room is fitted with a corner shower enclosure incorporating a Triton electric shower, a low-level WC, and a stylish vanity unit with wash hand basin and mixer tap over. A stunning freestanding roll-top bath with claw feet provides a luxurious focal point.

Further features include a heated towel rail, tiled flooring, part-tiled walls, recessed ceiling spotlights, and an extractor fan, creating a refined and relaxing bathroom environment.

To the Front



The property is approached via a generous gravelled driveway providing ample parking for several vehicles. An attractive Indian stone pathway leads to the front entrance, complemented by a stylish oak porch. The frontage is further enhanced by a neatly maintained lawned area, creating an inviting and well-presented approach to the home.

Garages 19'8" x 18'6" (6.00m x 5.66m)

A spacious double garage featuring two up-and-over doors, providing excellent storage and parking facilities. The garage benefits from power and lighting, a side personal door, and a side-facing window allowing natural light. A fitted ladder provides access to useful eaves storage, offering additional practical space.

To the Rear



The good sized rear garden enjoys views over the surrounding countryside and is accessed via a side Indian stone pathway, opening onto a well-maintained lawned area. The garden features an attractive Indian stone patio, perfect for outdoor entertaining, complemented by established shrubs and planted flower beds adding colour and interest throughout the seasons. Enclosed by stylish fence panelling for privacy, the garden also benefits from an outside tap and external lighting, providing both practicality and ambiance.

Additional Photo



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.

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 F.

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

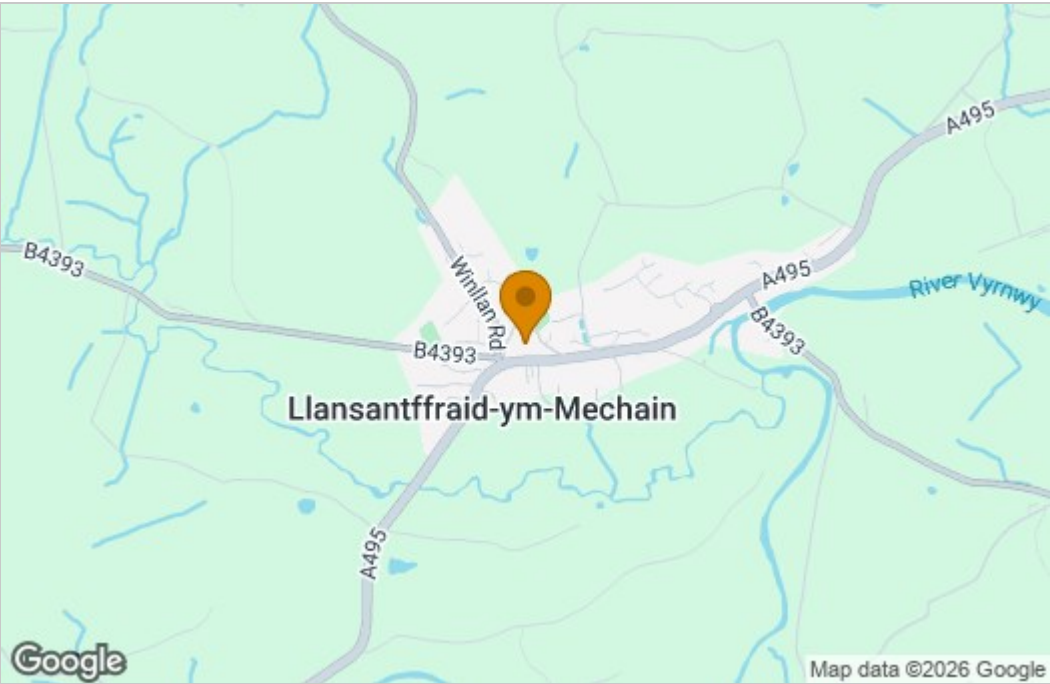
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Money Laundering Regulations

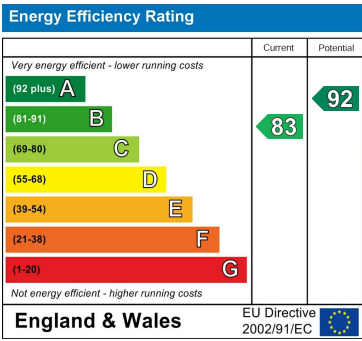
Floor Plan



Area Map



Energy Efficiency Graph



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