

# Town & Country

Estate & Letting Agents



**10 Maes Derw Park Street, Llanrhaeadr, SY10 0JJ**

**Offers In The Region Of £475,000**

Nestled in the picturesque Tanat Valley, this stunning new build family home on Maes Derw, Llanrhaeadr, offers an exceptional living experience. Spanning an impressive 2,132 square feet, this detached house boasts a high specification finish, ensuring both comfort and style throughout. As you enter, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is undoubtedly the beautiful kitchen/ dining room, designed with modern living in mind, providing ample space for culinary creativity. With four well-appointed bedrooms, there is plenty of room for family and guests alike, while the two bathrooms offer convenience and privacy. The property is set in an elevated position, allowing for far-reaching views of the stunning rural landscape that surrounds it. This tranquil setting is ideal for those seeking a peaceful retreat while still being within easy reach of local amenities. For those with vehicles, the property features parking for up to six vehicles, along with a double garage, providing ample space for storage or additional parking needs. This home is not just a place to live; it is a lifestyle choice, offering a harmonious blend of modern living and natural beauty. If you are looking for a spacious, high-quality family home in a beautiful location, this property is not to be missed.

## Directions

From Oswestry proceed on the A483 towards Welshpool, turn right at Llynclys crossroads and continue through the villages of Porth-y-Waen and Llangedwyn until you reach Llanrhaeadr Ym Mochnant, turn right by the car park onto Park Street and proceed passing the next car park on the right where the development will be observed on the left hand side. Follow the road up where the property will be found on the left hand side.

## Accommodation Comprises

**Hallway 16'2" x 3'2" (4.95m x 0.99m)**



The hallway has a part glazed door to the front, stairs leading to the first floor and doors leading to the lounge, kitchen and home office. There is a tiled floor and doors to a useful under stairs cupboard and the cloakroom.

## Cloakroom

The cloakroom has tiled flooring, low level w.c., wall tiling and a wash hand basin.

**Lounge 11'8" x 17'1" (3.56m x 5.23m)**



The bright and spacious lounge has dual aspect windows to the front and side aspects, wood flooring with underfloor heating and an inset wood

burning stove with an oak beam over and an arch opening to the kitchen.

## Additional Photo



**Kitchen/Dining/ Family Room 18'11" x 16'7" (5.79m x 5.08m)**



The impressive open plan kitchen/family room is fitted with high quality wall and base units with wooden worktop over and has windows to the side and rear taking in the superb views. There is a ceramic 1 1/2 sink and drainer with 'Quooker' boiling water mixer tap over, tiled flooring, integral double oven and inset induction hob on the large kitchen island with, larder unit, wine racking, display cabinets, American fridge/ freezer, breakfast bar, spot lighting, underfloor heating and plenty more options for storage. There are double French doors leading out to the rear garden and a door leading to the utility room.

## Additional Photo



## Home Office 13'10" x 8'3" (4.24m x 2.54m)



## Additional Photo



## Utility Room 8'2" x 7'8" (2.51m x 2.34m)



The utility comprises a range of base and wall units with worktop over, single inset sink, tiled flooring, space and plumbing for washing machine or tumble dryer. A door leads through to the garage and a part glazed door leads to the patio area at the rear.

The home office is a very versatile space that could be adapted to a number of uses. Having a window to the front and wood flooring with underfloor heating.

## First Floor Landing

The landing area has a loft hatch and doors leading to the bedrooms and the family bathroom.

## Bedroom One 11'8" x 13'3" (3.56m x 4.06m)



The first double bedroom has a window to the front, a radiator and built in wardrobes with a door leading to the en-suite.

### En-suite 6'7" x 6'7" (2.01m x 2.03m)



The en-suite has a low level WC, wash hand basin on a vanity unit with mixer tap over, wood effect floor, part tiled walls, spot lights and a shower cubicle with mains shower.

### Bedroom Two 11'8" x 13'3" (3.56m x 4.06m)



The second double bedroom has a window to the front and a radiator.

### Bedroom Three 9'3" x 15'5" (2.82m x 4.70m)



The third double bedroom has a window to the rear with superb views and a radiator.

### Bedroom Four 9'3" x 13'5" (2.84m x 4.09m)



The fourth bedroom has a window to the rear with superb views and a radiator.

### Bathroom 8'0" x 8'5" (2.44m x 2.57m)



The bathroom has been fitted with a modern suite comprising a free standing deep bath, corner

shower cubicle with mains shower and part tiled walls. There is a Velux window, wood style floor, low level WC, a wash hand basin on a vanity unit with mixer tap over and spot lights. With a corner shower cubicle and mains shower and part tiled walls with feature tiling.

#### **Double Garage 15'5" x 20'4" (4.70m x 6.22m)**

Accessed via an internal door from the utility room, with an up and over door with light and power laid on.

#### **To the Front**



The property is accessed over a gravelled driveway providing ample off road parking and access down the side of the property and there is a paved pathway wrapping around to the rear of the property.

#### **To the Rear**



The rear garden is mainly laid to lawn which wraps around the property along with a large patio area for entertaining and taking in the stunning rural views of the Welsh countryside. The boundary has panel fencing.

#### **Additional Photo**



#### **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 has not yet been published.

#### **Services**

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

#### **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.

#### **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.

#### **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

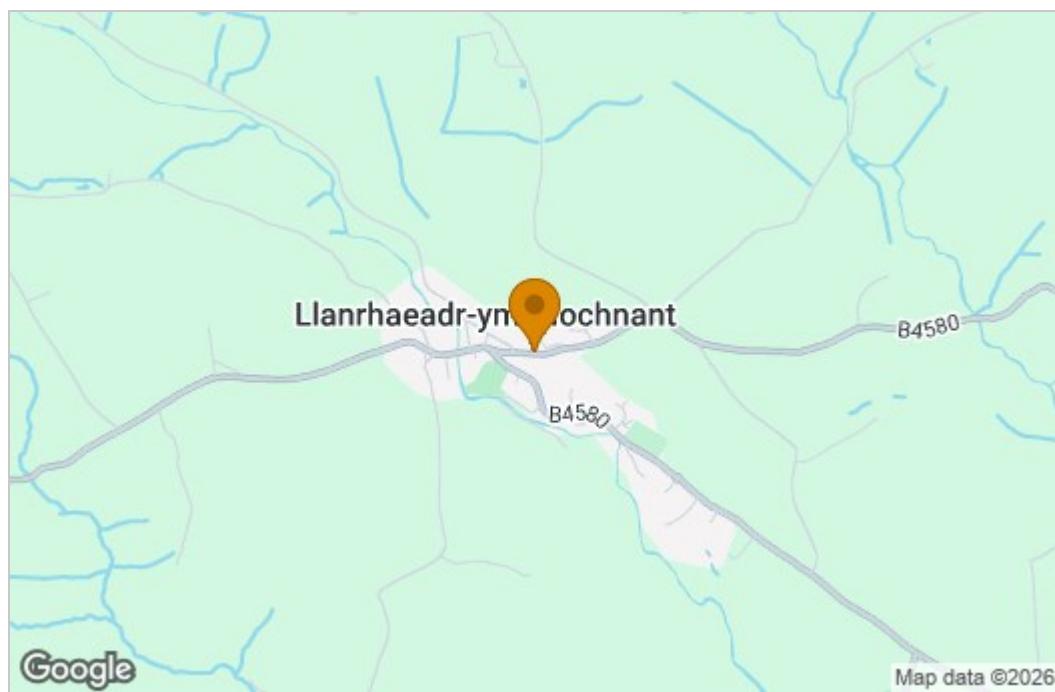
wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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 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.

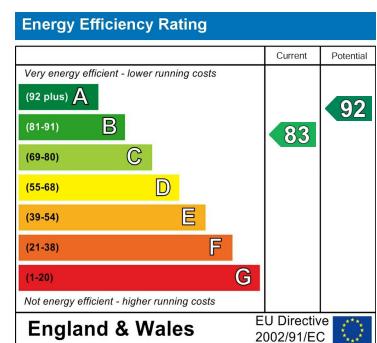
## Floor Plan



## Area Map



## Energy Efficiency Graph



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