

# Town & Country

Estate & Letting Agents



**43 Dolgoch, Llynclys, SY10 8LN**

**Offers In The Region Of £165,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this spacious three bedroom family home with off road parking in the pretty hamlet of Llynclys a short distance from Oswestry. The property has been well cared for and had central heating and double glazing throughout. All amenities are close by including good road networks to larger towns.

## Directions

From our office proceed up willow street and turn left at the crossroads. Follow the road until you pass the Walls restaurant and turn left at the T-Junction for the traffic lights. Turn Right at the traffic lights onto Morda Road and follow until you join the A483 to Welshpool. At the Llynclys crossroads turn right and take the second right onto Dolgoch where the property will be seen on the right.

## Accommodation Comprises

### Hallway

Having a Upvc part glazed door to the side, tiled floor, stairs leading to the first floor, window to the front and doors to the cloakroom, lounge and kitchen.

### Cloakroom

Fitted with a low level w.c., radiator, window to the side and a tiled floor.

### Lounge 13'9" x 11'7" (4.20 x 3.54)



The lounge has a window to the front, laminate flooring, radiator, Adams style fire surround with a marble inset and hearth and an open fire.

### Kitchen/ Breakfast Room 16'10" x 8'6" (5.12 x 2.59)



The kitchen is fitted with a good range of base and wall units with work surfaces over, display cabinets,

one and a half bowl sink with a mixer tap over, plumbing for a washing machine, built in electric oven, ceramic hob, chimney style extractor fan, part tiled walls, tiled floor, under unit lighting, integrated fridge and Rayburn running the central heating and hot water. There is a window and door to the rear and a door to the pantry which has a window to the side.

### First Floor Landing

With a window to the side, loft hatch and doors to the bedrooms and bathroom.

### Bedroom Three 10'3" x 6'8" (3.12 x 2.04)



Having a window to the rear, radiator and stripped floorboards.

### Bedroom One 13'2" x 10'3" (4.02 x 3.13)



Having a window to the rear, built in wardrobes, radiator and stripped floorboards.

## Bedroom Two 10'2" x 9'11" (3.11 x 3.01)



Having a window to the front, built in wardrobes, radiator and stripped floorboards.

## Shower Room



Fitted with a double shower cubicle with an electric Triton shower, wash hand basin on a modern vanity unit with a mixer tap over, fully tiled walls, heated towel rail, tiled floor and an airing cupboard with the hot water tank.

## To The Front



To the front of the property the driveway is gravelled and provides parking for up to four vehicles. A pathway leads down the side of the house to the entrance door. A gate gives access to the rear garden.

## Rear Gardens



The rear garden has a patio area with lawned gardens beyond all enclosed by fence panelling. There is a brick built outhouse and separate log store along with a large shed at the end of the garden.

## Additional Photo



## Viewing

**STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631**

## Town and Country

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 - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), Zoopla, Onthemarket.com - **VERY COMPETITIVE FEES FOR SELLING.**

## To make an Offer

**TO MAKE AN OFFER - MAKE AN APPOINTMENT.**  
If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before

contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

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.

#### **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 A

#### **Services**

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

#### **Money Laundering**

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

#### **Hours Of Business**

Monday - Friday - 9.00 - 5.30

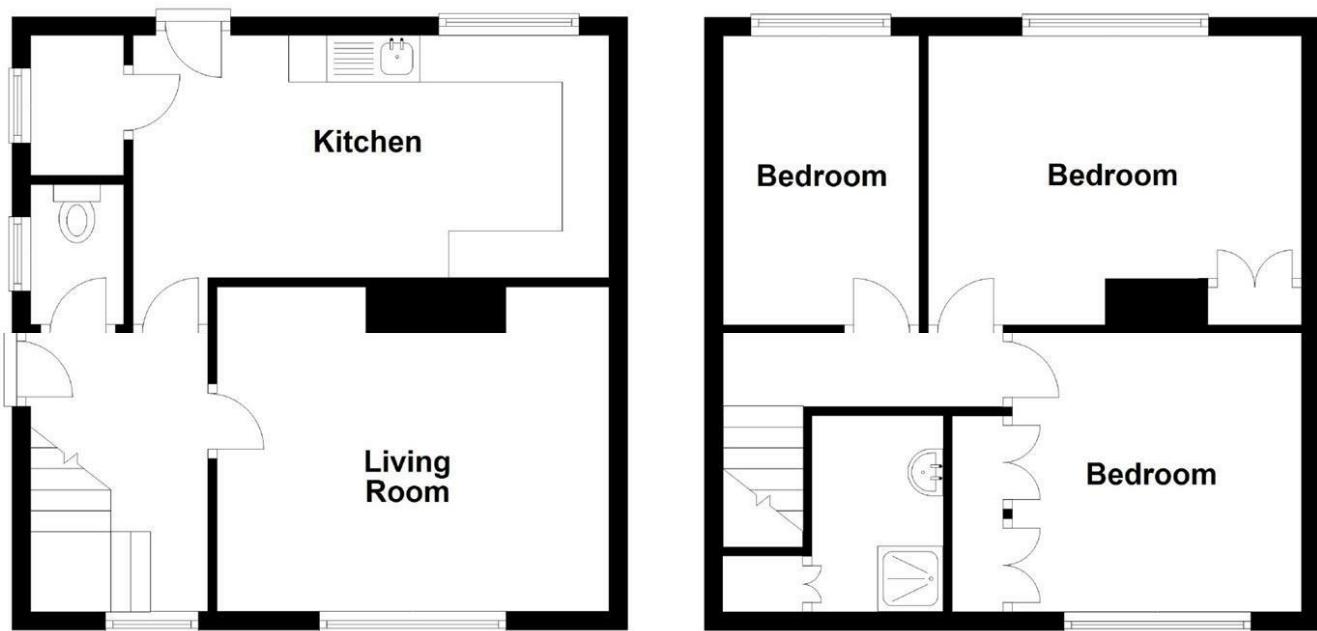
Saturday - 9.00 - 4.00

#### **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



### Ground Floor

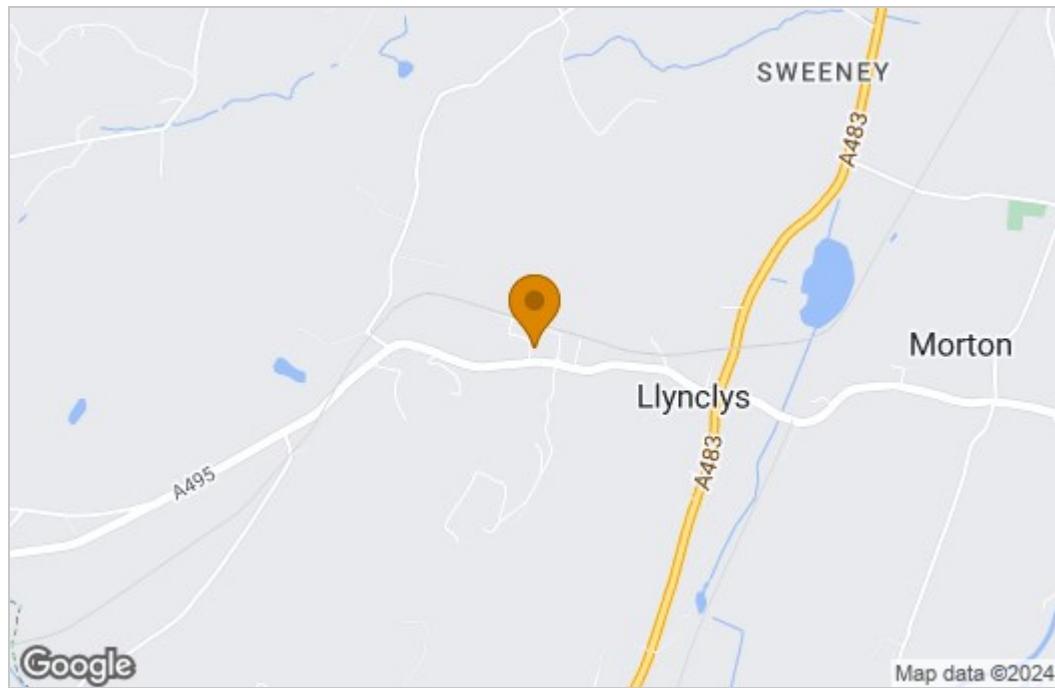
Approx. 38.4 sq. metres (413.8 sq. feet)

### First Floor

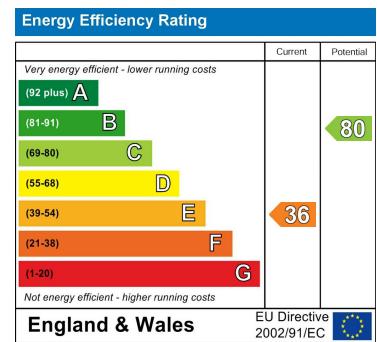
Approx. 38.4 sq. metres (413.8 sq. feet)

Total area: approx. 76.9 sq. metres (827.5 sq. feet)

## Area Map



## Energy Efficiency Graph



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