

# Town & Country

Estate & Letting Agents



**Tan y Bryn , Llanrhaeadr Ym Mochnant, SY10 0JT**

**Auction Guide £150,000**

TO BE SOLD AT PUBLIC AUCTION ON 14TH DECEMBER. This two/three-bedroom spacious, character detached country cottage has many original features and requires a scheme of improvement. Ideal as a second property and providing excellent Air B&B potential, this property is located on the outskirts of the pretty and popular village of Llanrhaeadr. Externally there is off road parking, garaging, two cottage style garden and a good sized summerhouse/home office. UNCONDITIONAL LOT - Buyers Premium Applies, the purchaser shall pay a 5% deposit and a 5% + VAT (subject to a minimum of £5,000 + VAT) buyers premium and contracts are exchanged.



### Directions

From Oswestry take the A483 Welshpool road turning right at the Llynclys cross roads onto the A495. Continue on the B4396 towards Bala and Llanrhaeadr. On entering the village proceed through heading towards Penybontfawr. The property will be found on the left hand side identified by our For Sale board.

### Accommodation comprises

#### Hallway

The hallway has a part glazed oak door to the front and a slate tiled floor. Doors lead through to the lounge and bedroom three/ study.

#### Study/Bedroom three 8'7" x 8'9" (2.63m x 2.67m)



A very versatile room ideal for a number of uses with a window to the front and side, radiator and beamed ceiling.

#### Lounge 11'6" x 13'8" (3.53m x 4.19m)



A good sized reception room having a window to the front and side, original beamed ceiling, stone fireplace with a log burner inset and a slate hearth and radiator. A door leads through to the dining room.

### Additional photo

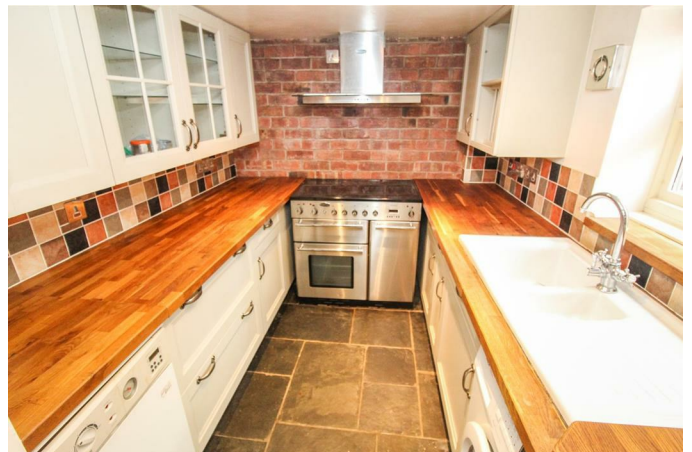


#### Dining room 7'9" x 10'0" (2.38m x 3.06m )



Having a slate tiled floor, window to the side, stairs off to the first floor, radiator, understairs cupboard, beamed ceiling and a door to the rear. The dining room opens onto the kitchen.

#### Kitchen 8'0" x 6'9" (2.45m x 2.06m)



The kitchen is well appointed with a range of base and wall units with block worktops over, a ceramic one and a half bowl sink with a mixer tap over, part tiled walls, slate tiled flooring, plumbing for a washing machine, plate rack, extractor fan, spotlighting, exposed feature brick wall, Rangemaster double oven, with a Rangemaster



extractor fan over, filter unit, plinth heater, a window to the side and a newly installed Worcester combi oil fired boiler.

### Landing



With a window to the side, a Velux, exposed floorboards, built in cupboard and a radiator. Wood doors lead off to the two bedrooms and the shower room.

### Bedroom one 14'0" x 11'10" (4.28m x 3.61m)



A large double bedroom with a window to the front, Velux, vaulted ceiling, built in wardrobes, radiator and a door leading to the en-suite.

### En-suite



The beautifully appointed en suite has a Velux, wall mounted wash hand basin with a mixer tap over, W/C, oval bath with a central mixer tap and shower head, stone effect flooring, school style radiator and towel rail, extractor fan and spotlighting.

### Bedroom two 11'3" x 7'6" (3.45m x 2.29m)



With a window to the rear and side, radiator, wood flooring, beamed ceiling and bifold doors onto the rear garden.

### Shower room



Having a window to the side, fitted corner shower cubicle, W/C, wash hand basin on a vanity unit with a mixer tap over, stone effect tiled floor, school style radiator and towel rail and an extractor fan.



### Front garden and parking



An enclosed paved area with stone walling leads to the front door.

**Stone garage/ Workshop 15'3" x 10'8" (4.67m x 3.26m)**

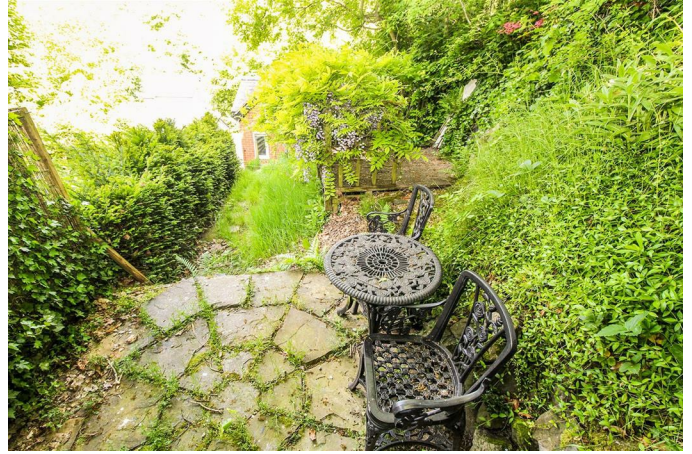


A very versatile space with eaves storage, window to the side and double timber doors to the front.

### Additional photo



### Rear garden



Steps lead up to the garden with decked seating area which in turn leads to an insulated summerhouse/ home office which can be used all year round which enjoys fantastic views over the surrounding countryside. A path leads around to the side of the property.

There are further garden areas located top side of the two bay parking area behind the garage.

**Summer house 16'2" x 8'3" (4.93m x 2.53)**



A fantastic space with power and lighting, door and window to the rear, three windows to the side and double doors to the front.

### 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.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

### **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.

### **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 E.

### **To Book a Viewing**

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

### **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**

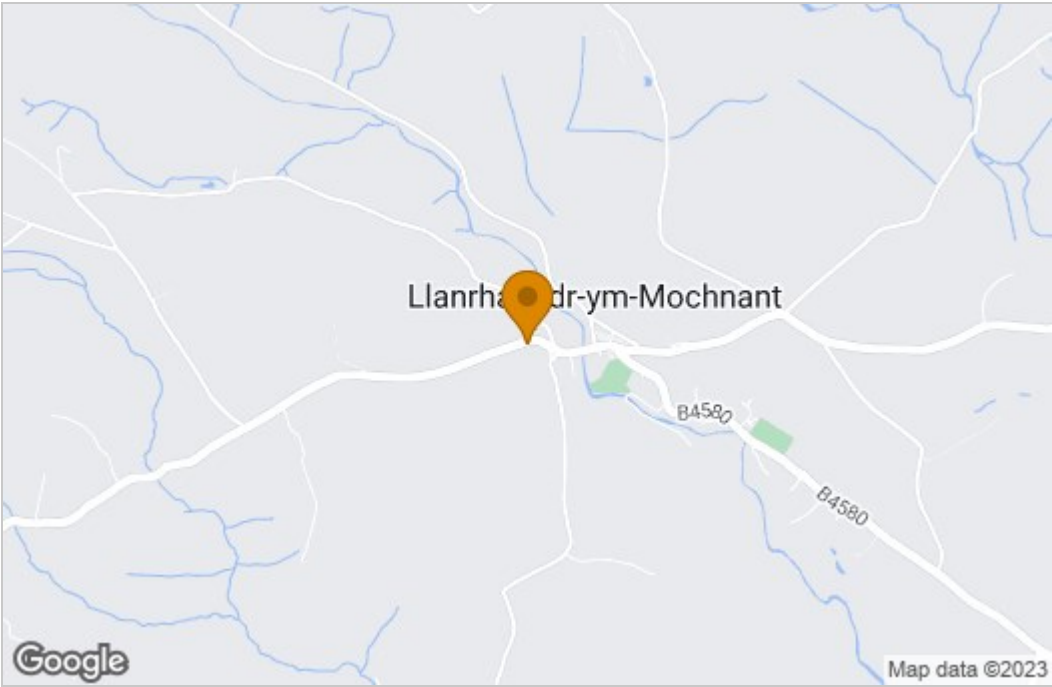
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.



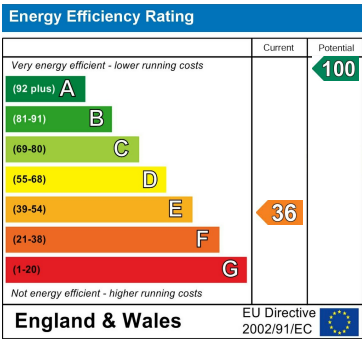
Floor Plan



Area Map



Energy Efficiency Graph



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