

Town & Country

Estate & Letting Agents



Dolwar , Llanrhaeadr YM, SY10 0JS

Offers In The Region Of £230,000

Town and Country Oswestry are delighted to offer this charming DETACHED TWO BEDROOM COTTAGE situated in the PRETTY VILLAGE OF LLANRHAEADR-YM-MOCHNANT. There are pretty cottage gardens to the front of the property and superb rear gardens and seating areas extending to around a 1/4 of an acre. The property has electric heating and solar panelling providing hot water. There is hardwood double glazing throughout. Llanrhaeadr is a popular village with a good range of local facilities including a primary school, village stores, post office, fish and chip shop and public houses. Llanrhaeadr Waterfall is just a few miles away.

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 the Village Centre where the property will be observed on the left hand side as you leave the village up the hill.

Accommodation Comprises

Porch

With tiled flooring, built-in storage cupboards, stable style door to the front, glazed side windows and a part glazed door to the lounge.

Lounge 20'0" x 12'0" (6.10m x 3.66m)



Having lovely engineered oak flooring, cast iron multi fuel stove inset with slate hearth, feature beams, two windows to the front overlooking the village, radiator and a glazed door to the kitchen.

Additional Photograph



Log Burner



Kitchen/Dining Room 13'0" x 11'8" (3.98m x 3.58m)



With tiled flooring, a good range of base and wall units in gloss cream style with contrasting work surfaces over, eye level electric oven, ceramic hob, integral extractor fan, part tiled walls, single stainless steel drainer sink unit and mixer taps, plumbing for a washing machine, space for appliances, under stairs cupboard, modern radiator, Velux window and stairs leading to the first floor with integrated storage.

Additional Photo



Additional Photo



Landing

Having a Velux window, loft hatch and a range of built in floor to ceiling storage cupboards with Heatrae Sadia Boiler and shelving.

Bedroom One 10'5" x 11'1" (3.18m x 3.39m)



With a window to the front overlooking the village, radiator, and a range of fitted Sharps bedroom furniture including wardrobes, drawers and bedside cabinets. There is also a window seat under the window.

Additional Photo

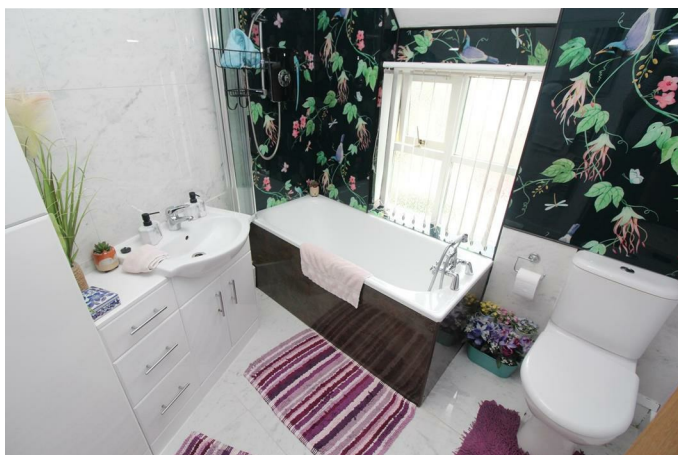


Bedroom Two 8'10" x 8'7" (2.71m x 2.63m)



Having French doors to the rear patio area and a radiator.

Bathroom



A modern bathroom with a window to the front, a panelled bath with mixer taps and a shower head, electric shower over the bath, WC, wash hand basin on a modern vanity unit, tiled flooring, part tiled walls and a heated towel rail.

Views



The property enjoys an elevated position and great views over the village.

Front Garden



An enclosed cottage style garden with steps which lead to the front door. (Please note: There is no additional front access, this property is only accessible via the steps).

Rear Garden



A small decked area leads from bedroom two which in turn leads to two steep staircases giving access to the top garden. Once at the top the garden opens out to an area extending to approximately 1/4 of an acre. There are various seating areas and well stocked lawned and shrubbed gardens. The views from the top are superb and take in most of the village. There is an enclosed shrubbed area, shed and storage area, pathways running through the garden and a gate at the top giving an easier access point to the garden via the lane at the rear of the property. (Please note, that from the house, the garden is only accessible via the steep steps, see image).

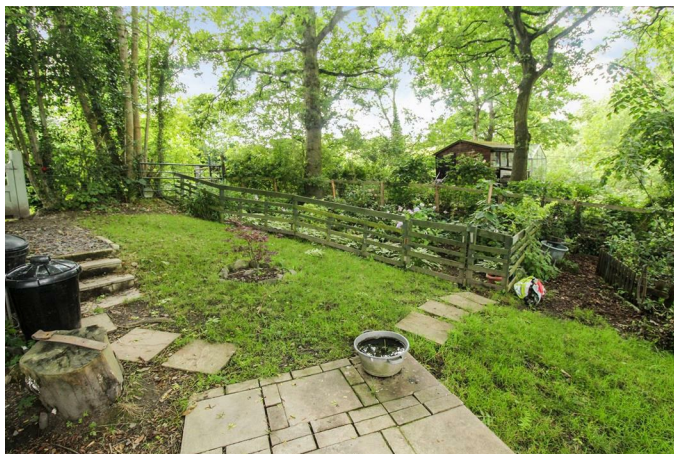
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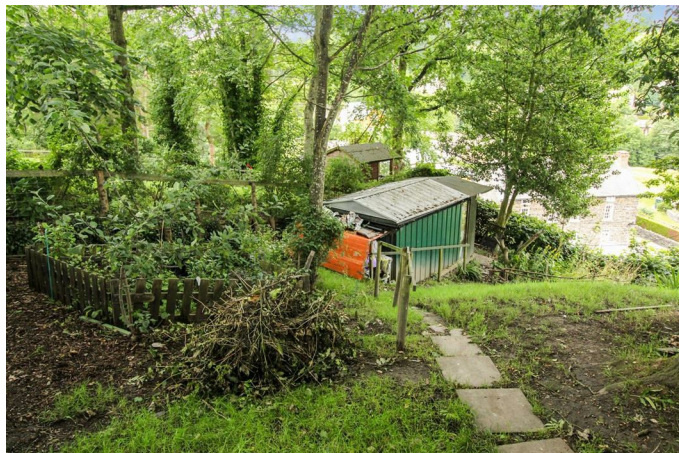
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Additional Photo



Additional Photo



Views Over The Village



Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH
TOWN AND COUNTRY ON 01691 679631

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.

Money Laundering Regulations

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.

Town and Country

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-NO SALE - NO FEE

VERY COMPETITIVE FEES FOR SELLING.

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.

Tenure/Council Tax

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

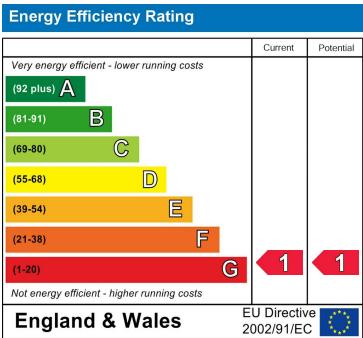
The Council tax is payable to Powys County Council and we believe the property to be in Band B.

Floor Plan

Area Map



Energy Efficiency Graph



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