

Town & Country

Estate & Letting Agents



5 Abertridwr, Llanwddyn, SY10 0LR

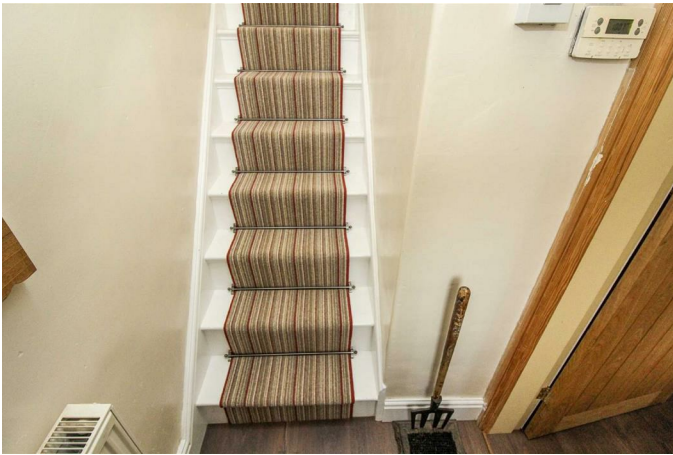
Offers In The Region Of £209,950

Town and Country are delighted to offer to the market this SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME set in the picturesque village of Llanwddyn. The property benefits from large front and rear gardens extending to a quarter of an acre with stunning views across the open countryside. Llanwddyn is the home of the famous Lake Vyrnwy Nature Reserve and Estate, boasting the first stone built dam in the UK. Viewing is highly recommended to appreciate what this property has to offer and its location.

Directions

From our Willow Street office proceed out of town before turning right onto Welsh Walls. Follow the road around, turning left at the junction of Upper Brook Street, continuing to the traffic lights. Turn right and proceed through Morda until reaching the junction of the A483. Turn right and proceed along, turning right at Llynclys crossroads onto the B4396. Continue along for approximately 2 miles then take a left turn onto the A495. Proceed through the village of Llansantffraid and upon reaching the end of the village take a right turn signposted Llanfyllin. Continue along, passing through Llanfechain, until reaching the T-junction, where a right turn is taken. Proceed along, passing through Llanfyllin, before taking a left turn onto the B4393 towards Lake Vrynwy. Follow the signs for Llanwddyn and Lake Vrynwy. On entering the village the property will be seen on the right.

Hallway



With a part glazed UPVC door to the front, radiator and stairs off to the first floor. A door leads through to the lounge.

Lounge 12'7" x 12'7" (3.84 x 3.83)



With a square bay window the front, radiator, alcove shelving, wood flooring, log burning stove with wood surround, tiled hearth, alcove cupboard, under stair cupboard, plate rack, telephone point and an archway through to the kitchen.

Additional Photograph



Log Burner

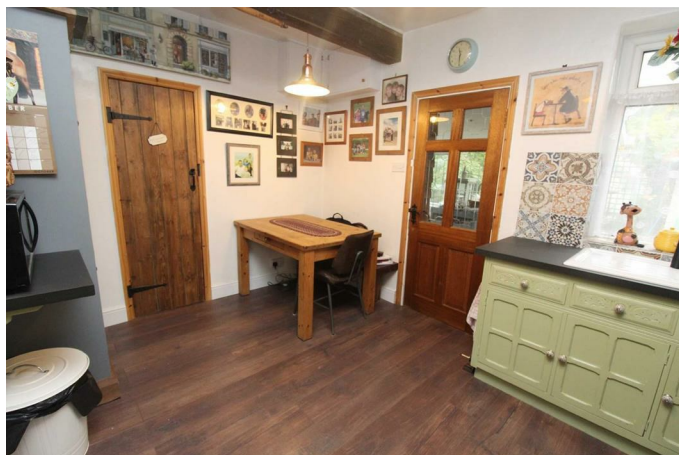


Kitchen/ Dining Room 9'7" x 13'6" (2.93 x 4.12)

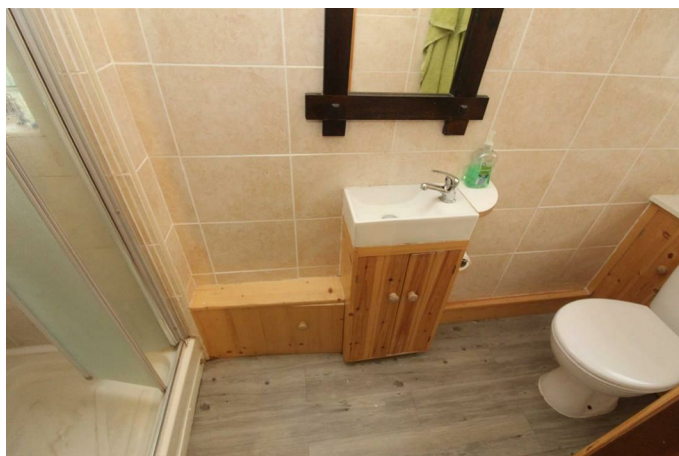


Fitted with hand made base units with work surfaces over, part tiled walls, radiator, ceramic sink and drainer unit with mixer tap over, Beko electric oven, gas hob with extractor fan over, wood flooring, window to the rear, part glazed door to the porch, space for appliances and a door leading to the shower room.

Additional Photo



Shower Room



With windows to the rear and side, W/C, wash hand basin with mixer tap on a vanity unit, shower cubicle with mains shower, radiator, spotlights, fully tiled walls and vinyl flooring.

Rear Porch

Having a quarry tiled floor, plumbing and space for appliances and a door leading out to the garden.

Landing

With a window to the side, loft hatch access and door to all bedrooms.

Bedroom One 12'8" x 9'7" (3.87 x 2.91)



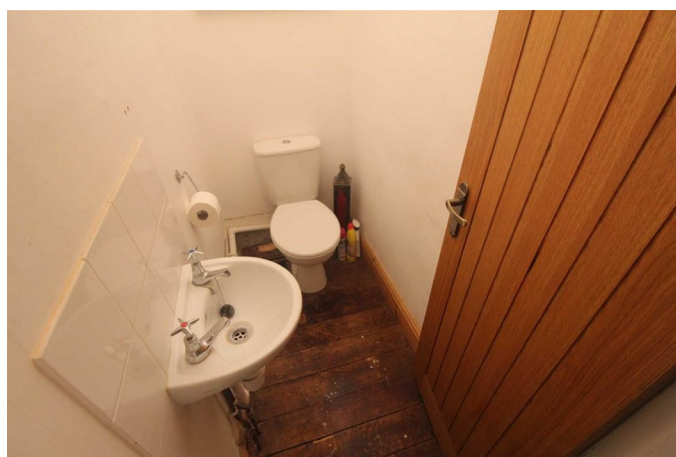
With a window to the front with stunning views over the surrounding countryside, built in wardrobes with rails and shelving, large built in wardrobe and radiator.

Bedroom Two 8'1" x 12'9" (2.47 x 3.88)



With a window to the rear overlooking the garden, original cast iron fireplace and a radiator.

Cloakroom



With a low level W/C, wash hand basin and vinyl flooring.

Bedroom Three 8'1" x 6'7" (2.47 x 2.01)



With a window to the rear overlooking the garden and a radiator.

Front Garden



The property sits in a plot of approximately 1/4 of an acre. Double timber gates lead onto the gravelled driveway providing parking for several cars. The gardens extend either side and are mainly laid to lawn and are planted with shrubs and bushes. There are stunning views in all directions.

Please note: these photographs were taken in the Summer and are not representative of the garden during the winter months.

Rear Garden



The garden, planted with various trees and bushes offers two large sheds, decked seating area, external oil fired boiler and tank and brick built shed. A pathway leads up through the garden with greenhouse, large chicken enclosure, fruit cages and mature plants.

Please note: these photographs were taken in the Summer and are not representative of the garden during the winter months.

The Garden in the Summer



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 C.

To Book a Viewing

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

To Make an Offer

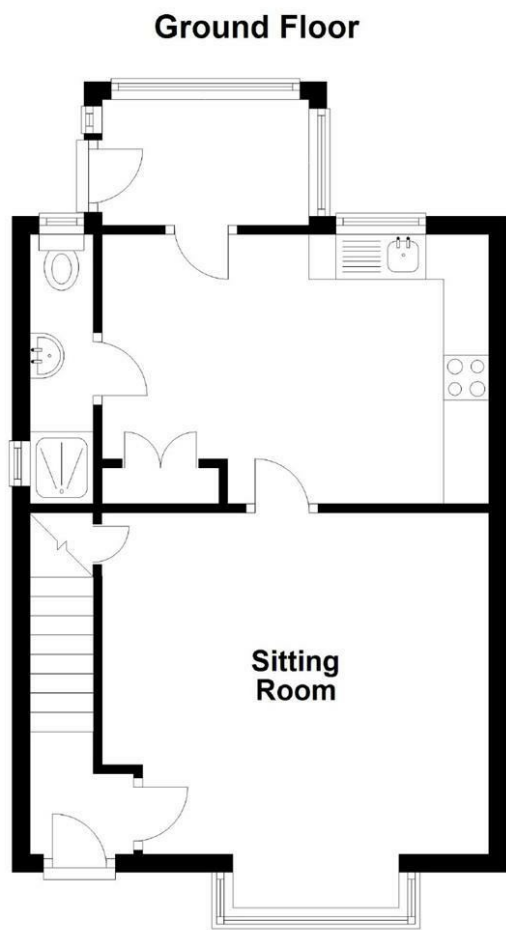
Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property 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, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Floor Plan

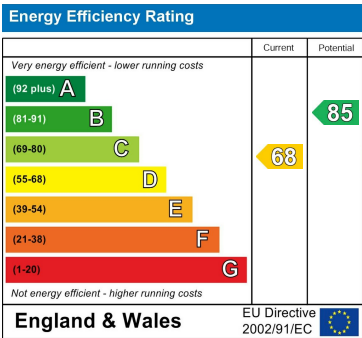


5 Abertridwr Llanwyddyn SY

Area Map



Energy Efficiency Graph



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