

**FOR SALE**

Chain Free £189,950

31 Maes Y Foel, Llansantffraid, Powys, SY22 6AJ

This two bedroom semi detached bungalow is situated in a quiet cul de sac position and is available for sale with No Chain. Warmed by oil fired central heating and benefiting from UPVC double glazing. This property needs to be viewed to be truly appreciated. Reception Hall, Lounge/Dining Room, Kitchen, Bedroom One, Bathroom, Bedroom Two, Attic Room, Gardens To Front and Rear, Parking.



Oswestry (9 Miles) Llanfyllin (5 Miles) Shrewsbury (23 Miles)
Welshpool Train Station 10 Miles
All Distances Approximate



- Semi Detached Home
- Immaculate Interiors
- Quite Cul De Sac Position
- Gardens and Parking
- Central Heating/Double Glazing
- Available With No Chain

LOCATION

The village provides a selection of useful amenities including a primary school, church, village hall, post office, shop and petrol station. The nearby village of Llansantffraid is a thriving village with a School, Post Office, Restaurant, Public House and shops and is within easy reach of arterial road.

The market town of Oswestry provides a good range of shopping and leisure facilities and affords easy access to the A5 trunk road which allows daily travelling to Shrewsbury and Telford to the South and Wrexham, Chester and The Wirral to the Northwest.

DIRECTIONS

From Oswestry proceed along the A483 towards Llyncllys. On reaching the Llyncllys cross roads turn right sign posted Llansantffraid. Turn left and continue until reaching the village of Llansantffraid. Proceed through the village passing the public house to your right, turn right into Winllan Road, then the first turning into Maes Y Foel.

THE ACCOMMODATION

UPVC double glazed door leading into:

RECEPTION HALL

With radiator, useful linen cupboard providing hanging and storage space. Pull down stairs to Attic Room.

KITCHEN

12'2" x 6'3"

Comprising a range of fitted base and wall units providing a good amount of cupboard storage and drawer space with worktops over, sink unit with drainer to the side, fitted oven with hob and extractor hood above, UPVC double glazed window to the side and rear elevations.

LOUNGE DINING ROOM

18'8" x 9'10"

With UPVC double glazed French doors leading out to the rear gardens, radiator, space for table.

BEDROOM ONE

12'10" x 8'11"

With UPVC double glazed window to the front elevation, radiator, recessed wardrobe providing a good amount of cupboard storage space.

BEDROOM TWO

10'6" x 6'3"

With UPVC double glazed window to the front elevation, radiator.

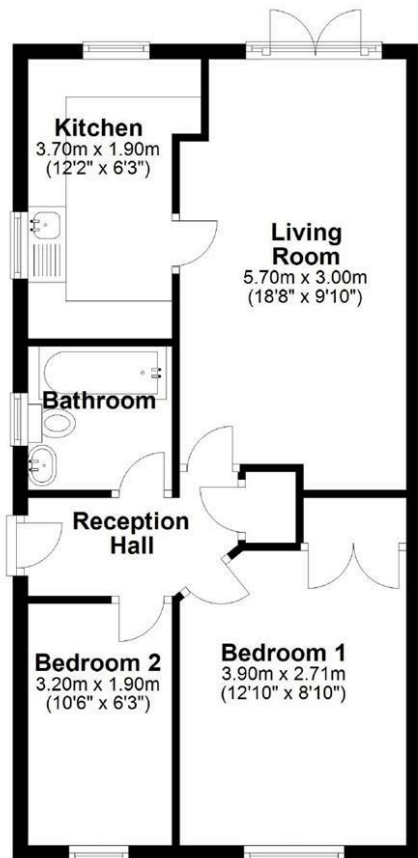
BATHROOM

Comprising a three piece suite providing flush WC, wash hand basin, bath with mixer tap and shower attachment and glazed screen, heated towel rail, UPVC double glazed window to the side elevation.



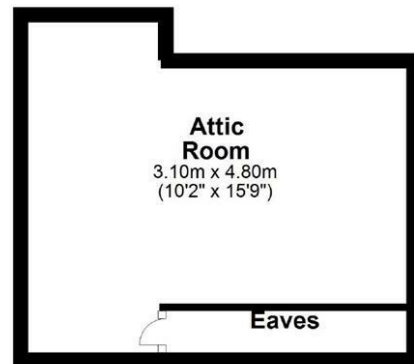
Ground Floor

Approx. 52.0 sq. metres (559.7 sq. feet)



First Floor

Approx. 19.2 sq. metres (206.2 sq. feet)



Total area: approx. 71.2 sq. metres (765.9 sq. feet)

31 Maes y foel

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



ATTIC ROOM

10'2" x 15'9"

Providing storage space.

FRONT GARDEN

From the cul de sac level a drive leads to the front of the property and to the side of the property providing ample parking. Carport.

REAR GARDEN

The rear garden is well worthy of mention being designed for ease of maintenance, laid with artificial grass. External oil fired Worcester Boiler and oil tank.

LOCAL COUNCIL AND COUNCIL TAX

Powys County Council, Severn Road, Welshpool, Powys. TEL: (01938) 552828.

Council Tax Band C.

VIEWING

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples; Passport/Photographic Driving Licence and a recent Utility Bill.

TENURE

We understand from the vendor(s) that the property is freehold, confirmation of this should be sought by the prospective purchasers solicitor.





FOR SALE

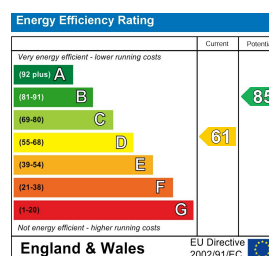
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales

Queens Courtyard, Oswald Road, Oswestry, SY11 1RB

E: oswestry@hallsgb.com



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