

Town & Country

Estate & Letting Agents

3 Nant Llachar, Llanwddyn

£165,000



Town and Country Oswestry are pleased to bring to the market this THREE BEDROOM SEMI-DETACHED HOME located in the picturesque village of Llanwddyn. Just a stones throw from the famous Lake Vyrnwy, which offers a variety of outdoor activities, stunning views, wildlife and an RSPB Reserve which has trails of over 24,000 acres. The market town of Llanfyllin is just a few miles away and offers many local amenities for day-to-day living. A great property to escape to the country.

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Directions

From Oswestry take the A483 towards Welshpool. After approximately 4 miles at Llynclys Crossroads, turn right onto the A495 towards Llansantffraid and Llanfyllin. Follow the A495 through Llansantffraid, Llanfechain and into Llanfyllin. Continue through Llanfyllin and take the first turn left signed Lake Vyrnwy, 10 miles. Follow this road, going over a narrow bridge and past a garage. Take the turning for Lake Vyrnwy, round a horseshoe bend and continue on this road. Go past the shop (B4393) and after coming out of 30mph speed limit, you will see a row of houses on right hand side. Take the next right and the property will be identified by our For Sale Board.

Accommodation Comprises

Porch

With a canopy porch over the front door.

Hallway

Having a part glazed door to the front, a radiator, meter cupboard, understairs cupboard and stairs to the first floor.

Shower Room

With a window to the front, WC, double shower with an electric shower, part tiled walls, tiled flooring, spot lights and a radiator.

Lounge 3.4m x 4.3m (11'2" x 14'1")

With French doors leading out onto the garden, a marble fireplace with an electric fire inset and a radiator.



Kitchen / Diner 2.59m x 6.65m (8'6" x 21'10")

Having a window to the front and a window to the rear, base and wall fitted kitchen units, space for a cooker, extractor fan over, space for a fridge, space for a freezer, plumbing for a washing machine, single stainless steel drainer with a mixer tap, part tiled walls, a radiator and a door to the hallway and garage.



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Additional Photograph



Landing

With loft access, spot lights and a linen cupboard.

Bedroom One 2.88m x 4.29m (9'5" x 14'1")

With a window to the rear and a radiator. A good sized double bedroom.



Bedroom Two 3.85m x 2.91m (12'8" x 9'7")

With a window to the side and a radiator. A good sized double bedroom.



Bedroom Three 2.61m x 2.63m (8'7" x 8'8")

With a window to the front and a radiator.



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Bathroom

Comprising a three piece white suite, panelled bath, low level WC and wash hand basin. A window to the rear, a radiator, vinyl flooring and an airing cupboard with a hot water cylinder.



Garage and Store 3.43m x 4.98m (11'3" x 16'4")

Having an up and over door and a side personal door. Coal store, eaves storage, tap and a rear door.

To the Front of the Property

With a driveway up to the garage which provides off-road parking for two cars. Lawned garden. Paved pathway to the front door and to the gated side access. Oil tank.

Rear Garden

The good sized rear garden has a decked patio, lawn beyond extending around to the side. All enclosed by fence panelling.



Additional Photograph

Views

Beautiful views from the rear bedrooms over the river and mountains beyond.



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Additional Photograph



Views from the front



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.

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.

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

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examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Town and Country Services

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, Zoopla, Onthemarket.com -
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.

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