

# Town & Country

Estate & Letting Agents

9 Maes Dinas, Llanfechain, SY22 6YR

£285,000



NO ONWARD CHAIN!! Town and Country are delighted to offer to the market this BEAUTIFULLY PRESENTED DETACHED THREE BEDROOM BUNGALOW situated in a sought after location well laid out in a quiet cul de sac position. The property has been renovated to a high standard throughout and offers spacious accommodation. The garden to the rear is completely enclosed making a private area to sit and relax. There is a single garage and ample off-road parking. A lovely village location close to local amenities.

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### Directions

From our Willow Street office, proceed out of town before turning left onto Welsh Walls. Follow the road round and turn left and proceed to the traffic lights. At the lights turn right and head towards Morda. Proceed through the village and turn right upon reaching the bypass. Continue along before turning right at the crossroads at Llynclys. Follow the road along until reaching a turning on the left signposted for Llansantffraid. Proceed into Llansantffraid and continue straight over the roundabout. Proceed along and turn right signposted Llanfyllin. Follow the road to Llanfechain and turn right in to the village and then the first right again on to Maes Dinas where the property will be identified by our ' For Sale ' board set back on the left up a private driveway.

### Accommodation Comprises

#### Hallway

A spacious hallway with a part glazed door to the front, an electric radiator, LVT flooring, coved ceiling, walk-in airing cupboard and store, pull down ladder up to the large loft space which has electricity and light connected. Doors lead off to all rooms.



### Additional Photograph



#### Lounge/Dining Room 4.41m x 6.12m (14'6" x 20'1")

The good sized lounge/dining room has a bay window to the front, French doors to the rear onto the garden, two electric radiators, wood fire surround, tiled hearth with a Dimplex electric stove inset, TV point, coved ceiling and lovely LVT flooring in grey tones.



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### Kitchen / Breakfast Room 3.51m x 3.59m (11'6" x 11'9")

A beautifully designed kitchen having a good range of base and wall fitted kitchen units with work surfaces over, pull out larder with soft close drawers and cutlery drawer, stainless steel sink with a modern flexi tap, a window to the rear overlooking the garden, plumbing for a washing machine, integrated dishwasher, ceramic hob, a modern stainless steel extractor fan, stainless steel splash back behind the hob, matching up-stands, an integrated electric double oven, integrated fridge/freezer, LVT flooring, coved ceiling, electric radiator and a part glazed door to the rear.



### Additional Photograph



### Bedroom One 3.15m x 3.37m (10'4" x 11'1")

A good sized double bedroom having a window to the front, coved ceiling and an electric radiator. A door leads through to the en suite.



### En-suite

Fitted with a new modern suite. Comprising Double shower with an electric shower, wash hand basin on a vanity with a mixer tap over and a WC. Having a window to the side, shelving, heated towel rail, coved ceiling and vinyl flooring.





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### Bedroom Two 2.87m x 3.51m (9'5" x 11'6")

A generous double bedroom with a window to the rear overlooking the garden, electric radiator and a coved ceiling.



### Bedroom Three 2.38m x 2.49m (7'10" x 8'2")

Having a window to the rear overlooking the garden, electric radiator and a coved ceiling.



### Bathroom

Fitted with a modern white suite. Comprising panelled bath with mixer tap and shower head, wash hand basin on a vanity with a mixer tap and a WC. Having aqua panelling, vinyl flooring, coved ceiling, extractor fan, shaver point and a heated towel rail.



### Garage 2.64m x 5.10m (8'8" x 16'9")

With double timber doors, eaves storage, utility area at the rear, a window to the rear and a part glazed door to the side.

### To the Front of the Property

The front of the property is lawned and shrubbed, there is a double width tarmac driveway to the side leading to the garage and gated access to the rear.

### Rear Garden

The good sized rear garden set on a corner plot has a large India stone patio which is ideal for entertaining family and friends, lawns extending to the side of the property and raised beds. Enclosed by fencing and hedging.



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Additional Photograph



Additional Photograph



Additional Photograph



Additional Photograph



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## Additional Photograph



## 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 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](http://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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