



MORRIS MARSHALL & POOLE

Chartered Surveyors

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Established 1862

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Tan-y-Twist, Llanrhaeadr Ym Mochnant, SY10 0JS

- Charming village cottage • Character features throughout • Situated in an elevated position • Overlooking the village • Lounge, sun room, kitchen/breakfast • Bedroom with en-suite shower • Garden and seating area • EPC Rating = 18 (G) •

£119,500

The Accommodation Comprises: The covered entrance porch has a UPVC double glazed stable door leading through to:

Lounge: 3.60m x 3.36m (11'10" x 11'0") With red quarry tiled floor, access to the under-stairs store, window to fore with views over the village, feature inglenook fireplace with quarry tiled hearth and inset with "Villager" multi-fuel stove, exposed ceiling timbers, solid oak floor, electric heater and archway through to:

Sun Room: 2.68m x 1.45m (8'10" x 4'9") Being UPVC double glazed, with views over the village and hills in the distance, with door leading out to the seating area and front garden, wall mounted electric heater.

Kitchen / Breakfast Room: 3.42m x 2.45m (11'3" x 8'0") Fitted with a range of wall and base units with solid oak worktops over, with built-in electric oven, four ring hob with stainless steel extractor hood over, integrated dishwasher and washing machine and space for fridge within the chimney breast, tiled splash backs, beamed ceiling, wall mounted electric heater.

The staircase rises from the lounge to the first floor:

Bedroom: 6.63m x 3.56m (21'9" x 11'8") With two windows to the front with view over the village, two wall mounted electric heaters, oak banister and timbers.

En-Suite Shower Room: With a three piece suite comprising a vanity sink unit with marble worktop, fully tiled shower unit with electric shower fitting and glazed screen, low flush w.c., tiled walls and floor, heated towel rail and light point and shaver point.

Outside: Off the lane a metal gate provides stepped access to the front garden which has been landscaped for ease of maintenance with a purple slate chipped path and sitting area which extends around to the side providing a delightful outside sitting area. The garden benefits from slate based borders incorporating recently planted trees and shrubs and views over Llanrhaeadr and to the hills in the distance.

Tenure: Freehold with Vacant Possession upon Completion of the Purchase.

Services: Mains water, electric and drainage services connected. None of the services, appliances, central heating system, chimneys flues and fireplaces have been checked and no warranty is given by the Agents.

Outgoings: Council tax band (B). Powys County Council.

Energy Performance Certificate: A full copy of the EPC is available on request or by following the link below:
<https://www.epcregister.com/direct/report/0389-2864-6975-9894-2045>

Viewing: By prior arrangement with the selling agents Oswestry office on - 01691 679595.

Negotiations: All interested parties are respectfully requested to negotiate direct with the Selling Agents.

Directions: Leave Oswestry and head south on the A483 towards Welshpool. Turn right at Llynclys Crossroads onto the A495 and proceed for about 11 miles. On entering the village proceed through the village passing the bank and shops, over the bridge and bear left and the property can be found on the right hand side as indicated by the agents for sale board.

Website: To view a complete listing of properties available For Sale or To Let please view our website www.morrismarshall.co.uk Our site enables you to print full sales/rental particulars, and arrange a market appraisal of your property.

Agents Ref: Oswestry Office: Ref: RNL/007161 Date: 06/16



MMP Survey Department: If you are not buying through MMP then why not let our qualified surveyors inspect and report on the home you are buying before you complete the purchase.

We are able to undertake RICS HomeBuyer Reports and RICS Condition Reports that will provide you with a comment on any significant defects or repair items. For further information contact - Roger N Lunt, FRICS - Tel: 01691 679595





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