



Rhiwlas, Llanrhaeadr YM Mochnant, Oswestry, Shropshire, SY10 0BG

**Bowen Son
and Watson**

NO CHAIN - An idyllic Detached Country Cottage set in an elevated position with outstanding views over the Tanat Hills and surrounding countryside. The property is a short walk from the centre of the village and all amenities. The spacious accommodation comprises: Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Utility and ground floor Shower Room whilst on the first floor there are 3 Double Bedrooms (1 en-suite) and a separate Family Bathroom. Externally the property stands in large lawned gardens and offers ample off road parking together with a single garage. To the rear there is a concrete shed and former pig styes. Oil central heating is installed throughout.

Offers in Excess of £250,000



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- Idyllic Detached Country Cottage
- Porch, Entrance Hall, Lounge
- Dining Room, Kitchen/Breakfast Room
- Utility, Shower Room
- 3 Double Bedrooms (1 with en-suite)
- Family Bathroom
- Driveway & Garage
- Concrete Store Shed & Pig Styes
- EPC Rating F (34)

GENERAL REMARKS

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LOCATION

The property is situated in the picturesque village of Llanrhaeadr in the stunning Berwyn Mountains. The village itself offers a good range of local amenities including an excellent Primary School, grocery stores, newsagents, doctors surgery, dental clinic, hotel and



several public houses. Llanrhaeadr is also home to the highest single drop waterfall in the country. A more comprehensive range of shops and facilities can be found in the market town of Oswestry (9 miles) whilst the A5/A483 provides direct access to the larger towns of Wrexham, Shrewsbury and the City of Chester. Nearby train stations can be found at Gobowen and Welshpool.

ACCOMMODATION

The property is approached through a metal gate over a pathway leading to an entrance porch with uPVC door into:

ENTRANCE HALLWAY

Stairs to first floor, understairs storage cupboard, radiator. There is an old Bakelite private telephone system which dates back to when Rhiwlas was part of a network of houses owned by the Liverpool Corporation that linked Lake Vyrnwy to Liverpool and a telephone point.

LOUNGE

12' 10" x 12' 10" (3.9m x 3.9m)

Window to front elevation with views, brick inglenook fireplace with log burning stove and beam over, dado rail, radiator, TV point.

DINING ROOM

12' 5" x 11' 2" (3.79m x 3.4m)

Window to front elevation with views, open fire with tiled surround, radiator.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

KITCHEN/BREAKFAST ROOM

10' 6" x 10' 4" (3.19m x 3.15m)

Fully fitted kitchen with a range of matching base units and eye level wall cupboards, worktop over and tiled surround. Single bowl stainless steel sink and drainer. Fitted electric oven and hob with extractor fan over. Mistral oil fired boiler, beamed ceiling, radiator, window to side elevation, door to porch with door to rear garden, further door into:

UTILITY

8' 6" x 7' 5" (2.58m x 2.27m)

Window to side elevation, tiled flooring, exposed stone wall, radiator, space and plumbing for washing machine, door into:

SHOWER ROOM

Fitted with shower, WC and wash hand basin. Window to rear elevation, spotlights to ceiling, extractor fan.

FIRST FLOOR LANDING

Window to front elevation, radiator, airing cupboard with hot water cylinder and shelving.

BEDROOM 1

12' 6" x 11' 1" (3.81m x 3.39m)

Window to front elevation, stripped floorboards, radiator.

BEDROOM 2

12' 9" x 12' 6" (3.89m x 3.81m)

Window to front elevation, stripped floorboards, radiator.

BEDROOM 3

10' 6" x 10' 6" (3.21m x 3.19m)

Window to side elevation, exposed stone walls, radiator.

EN-SUITE

Fitted with shower cubicle, WC and wash hand basin. Part tiled walls, tiled flooring, spotlights to ceiling, window to rear elevation.

BATHROOM

Fitted with a white bathroom suite comprising panelled bath, low level flush WC and wash hand basin. Velux window, part tiled walls, tiled flooring, spotlights to ceiling, radiator.

GARAGE AND PARKING

There is a single concrete garage and driveway providing off road parking.

GARDENS

The property benefits from large gardens to the front and rear comprising extensive lawned areas with mature shrubs and trees. At the rear there is a concrete shed and old stone pig styes.

DIRECTIONS

From Oswestry take the A483 in the direction of Welshpool turning right at the Llyncllys crossroads on the A495. Continue onto the B4396 towards Bala and Llanrhaeadr for approximately 9 miles until reaching the village. Proceed through the village and up the hill where the property will be found on the right hand side identified by the Agent's for sale board.



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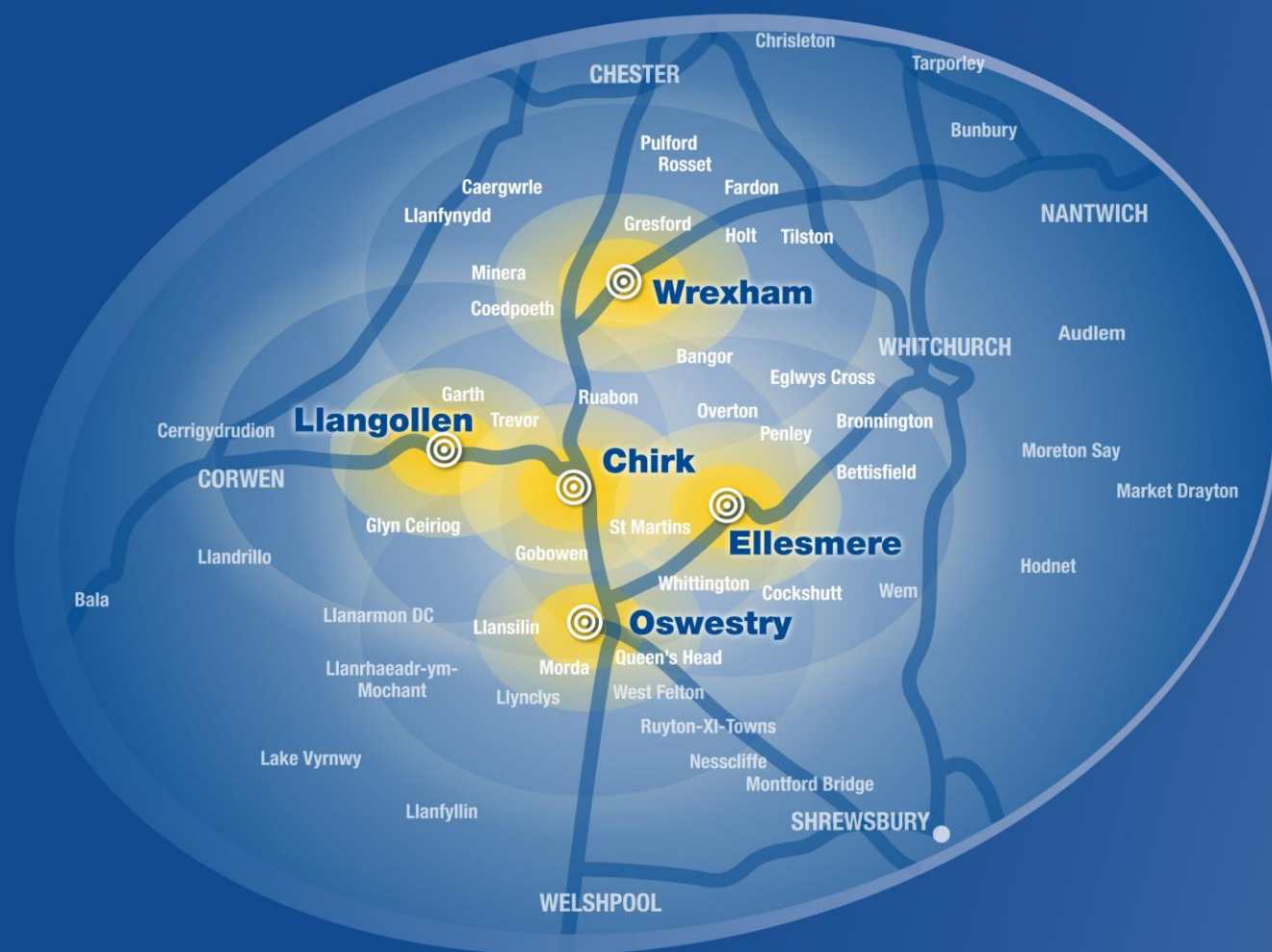
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