

Town & Country

Estate & Letting Agents

4 Llys Yr Orsaf, Llanfyllin, SY22 5BF

£160,000



NO ONWARD CHAIN!!! Town and Country Oswestry are pleased to bring to the market this IDEAL FIRST TIME BUY or INVESTMENT, THREE BEDROOM SEMI-DETACHED FAMILY HOME. The property has recently been decorated and had new carpets laid. There is off-road parking for up to three cars. The property is warmed by gas central heating and UPVC double glazing throughout. Situated in the lovely market town of Llanfyllin which a variety of local amenities within walking distance.

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TEL: 01691 679631

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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. Follow through Llansantffraid, turning right towards Llanfyllin just after the Red Lion Hotel. After approx 3 miles pass through the village off Llanfechain and turn right at the junction (approx. 1 mile after the village) towards Llanfyllin. Upon reaching Llanfyllin turn right just after Jones Builders Merchants onto Station Road, turn right into the lane between the Fire Station and the Builders Merchants yard and follow the lane until you come to the property.

Accommodation Comprises

Hallway

With a part glazed door to the front and stairs leading to the first floor.

Cloakroom

With a window to the front, WC, wash hand basin, a radiator, tiled flooring and an extractor fan.

Lounge 4.39m x 4.5m (14'5" x 14'9")

Having a window to the front, an Adams Fire surround with marble inset and hearth, gas fire inset, a radiator, Open Reach point, TV point, understairs cupboard and double doors to the kitchen.



Additional Photograph



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Additional Photograph



Kitchen/Dining Room 5.36m x 2.8m (17'7" x 9'2")

Having a good range of base and wall fitted kitchen units in Oak, work surfaces over, a Worcester Gas Boiler, space and plumbing for a washing machine, space for a fridge/freezer, stainless steel 1½ bowl sink and mixer tap, an electric double oven with a gas hob over, integrated extractor fan, part tiled walls, tiled flooring, a window to the rear and French doors to the rear.



Additional Photograph



Dining Area



Landing

With a radiator, loft access and doors to the bedrooms and bathroom.

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Bedroom One 3.29m x 4.07m (10'10" x 13'4")

Having a window to the front, TV point and a radiator.



Bedroom Two 3.24m x 2.99m (10'8" x 9'10")

With a window to the rear and a radiator.



Bedroom Three 2.47m x 2.59m (8'1" x 8'6")

With a window to the front and a radiator.



Bathroom

Having a modern white suite comprising panelled bath with mains shower over and glazed screen, wash hand basin and a WC. Vinyl flooring, part tiled walls, a window to the rear, extractor fan and a radiator.



To the Front of the Property

A driveway to the side of the property provides off-road parking for three cars, there is a gate to the side with access to the rear, the garden is lawned and a pathway leads to the front door.

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Rear Garden

The rear garden has a paved patio with lawn beyond and is enclosed by fencing.



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 -

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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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