

Town & Country

Estate & Letting Agents

8 Maes Uchaf, Llansantffraid,

£155,000



NO ONWARD CHAIN!!! Town and Country Oswestry are pleased to offer to the market this TWO BEDROOM DETACHED BUNGALOW. Located in a sought after village and benefitting from local amenities. The property also benefits from off road parking and a garage. There are gardens to the front and to the rear of the property. Viewing is highly recommended to appreciate what this bungalow has to offer and its lovely quiet location.

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Directions

From Oswestry - At the Mile End roundabout follow A483 signposted Welshpool - follow this road until you reach the Llynclys crossroads turn right at the White Lion pub signposted Llansantffraid. Follow the road for approx two miles and take the turning on your left signposted Llansantffraid. Follow the road through the village and just as you leave the village take the right hand turn and immediately right onto the Winllan Road, take the first right into Maes Yr Eglwys and first left into Maes Uchaf where the property will be identified by our For Sale Board.

Accommodation Comprises

Porch

With a glazed door to the front and tiled flooring.

Hallway

Having a part glazed door to the front, storage heater, cloakroom and an airing cupboard with a hot water tank.



Lounge 4.79m x 3.23m (15'9" x 10'7")

Having a window to the front, storage heater, brick built open fireplace with a tiled hearth and a beamed ceiling.



Kitchen 4.09m x 2.69m (13'5" x 8'10")

Having a good range of base and wall fitted kitchen units, a window to the rear, 1½ bowl sink with a mixer tap, tiled flooring, part-tiled walls, space for a cooker, space for a washing machine, storage heater, glazed door to the hallway and patio doors to the conservatory.



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Conservatory 2.83m x 2.87m (9'3" x 9'5")

With tiled flooring.

Bedroom One 3.00m x 3.88m (9'10" x 12'9")

Having a window to the front, storage heater, wall lights and built-in wardrobes.



En-suite

Having a WC, wash hand basin, electric wall heater and vinyl flooring.

Bedroom Two 2.21m x 3.63m (7'3" x 11'11")

With a window to the rear and a storage heater.



Wet Room

Having a window to the rear, WC, wash hand basin, shower area with folding screens, a Mia Electric Shower, extractor fan, sealed flooring, fully tiled walls, shaver light and an electric wall heater.



Garage

A detached single garage, a window to the rear and an up and over door.



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To the Front and Side of the Property

A pathway leads you to the front and side of the property which is lawned and shrubbed.



Additional Photograph



Rear Garden

The rear garden is gravelled and paved for ease of maintenance.



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

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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, 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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