

# Town & Country

Estate & Letting Agents

Idloes, 14 Penybryn, Llanfyllin,

£160,000



WITH NO CHAIN!! Town & Country Oswestry are pleased to offer to the market this prominently situated spacious double bay fronted Victorian town house. Commanding a slightly elevated outlook the property is located above the stone town walls within a tree lined avenue of the town, convenient for the immediate facilities which include, primary and high schools, leisure centre, library, doctors surgery, church and chapel and a variety of shops. Viewing is recommended to appreciate what this property has to offer.

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## Directions

From Oswestry take the A483 towards Welshpool. After approximately 4 miles at Llynclys Crossroads, turn right onto the A495 towards Llansantffraid and Llanfyllin. Follow the A495 through Llansantffraid, Llanfechain and into Llanfyllin. Upon entering the centre of town the property will be located on the left hand side set up from the road, identified by our board.

## Entrance Porch

With a stained and etched glazed entrance door, quarry tiled floor and door leading into the hallway.

## Hallway

The good sized hallway has the original decorative cornice and ceiling rose, deep skirting boards, dado rail and a radiator. Pine panelled doors lead off to the lounge, dining room, kitchen and cellar. Stairs lead off to the first floor.



## Sitting Room 4.83m x 3.45m (15'10" x 11'4")

A lovely light room with ornate timber fireplace surround with marble hearth and back, high ceiling, radiator and bay window to the front with an open aspect across the town.



## Additional Photograph



**Dining Room 4.62m x 3.35m (15'2" x 11'0")**

A second spacious reception room with timber fireplace surround and decorative tiled back and hearth with inset living flame gas fire, high ceiling, radiator, original cornice, television point, four wall light points and a bay window to front.



**Additional Photograph**



**Kitchen 3.35m x 2.39m (11'0" x 7'10")**

Fitted with wall and base cupboards with work surfaces above, stainless steel double drainer sink, plumbing and space for a washing machine and slimline dishwasher, radiator, quarry tiled floor, window to the rear and external door leading to the rear courtyard.



**Cellar 4.67m x 3.35m (15'4" x 11'0")**

The cellar is accessed from the hall and is a very useful useable space with a head height of 6'3" fitted with electric, lighting and a radiator.

**Cloakroom**

The cloakroom is located on the half landing leading upstairs. With a high level cistern, radiator and velux roof light.

### **Galleried Landing**

With a radiator, pine panelled doors leading off to the bedrooms and bathroom and a sash window to the rear.



### **Bedroom One 3.81m x 3.40m (12'6" x 11'2")**

A good sized double bedroom having a window to the front with views to surrounding countryside.



### **Bedroom Two 3.61m x 3.45m (11'10" x 11'4")**

The second double bedroom has a window to the front enjoying similar views and built in storage cupboard with shelving.



### **Box Room/Study 1.78m x 1.52m (5'10" x 5'0")**

The third bedroom is ideal as a study or nursery and has a radiator and a window to the front.

### **Bathroom 3.15m x2.34m (10'4" x 7'8")**

The good sized bathroom has a panelled bath with mixer shower above, pedestal wash hand basin, low level w.c, radiator, part tiled walls. Airing cupboard housing the insulated hot water cylinder , window to the rear and external door leading to the garden.



## Outside

Immediately to the rear of the house is an enclosed yard with covered pathway and dog kennel with gated access to the front. The main garden is accessed via a walk way from the first floor. The garden extends to approximately 60 feet in depth and is lawned with fruit trees and garden shed. There is a gated side access with a right of way in favour of the neighbouring properties leading to the front and access to the rear leads onto the town allotment site.



## View from the Front

The view from the front of the property looks out onto the hills above Llanfyllin.



## Viewing

**STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631**

## To Make An Offer

**TO MAKE AN OFFER - MAKE AN APPOINTMENT.**

Once you are interested in buying this property, contact the office to make an appointment to view. 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.

## Services

The agents have not tested the appliances listed in the particulars.

## Hours Of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

## 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 must 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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