





3 Maes Yr Eglwys, Llansantffraid, Powys, SY22 6BE
Offers In The Region Of £230,000

Located on a quiet and popular cul-de-sac, this much improved and spacious two bedroom detached bungalow benefits from oil-fired central heating system, uPVC double glazing, enclosed rear garden, driveway and garage. The property briefly comprises of a main entrance hallway, spacious lounge, kitchen diner with attached porch, two bedrooms and a bathroom. The property benefits from excellent storage including several built-in cupboards and wardrobes, a large loft space and a detached garage.



HALLWAY

14'4" x 3'6" & 4'11" x 2'11" (4.37 x 1.08 & 1.51 x 0.91)

uPVC front door, built-in cupboard and airing cupboard (with built in radiator).

LIVING ROOM

15'6" x 10'7" (4.74 x 3.24)

UPVC square front aspect bay window, TV point and telephone point.

KITCHEN

8'11" x 13'4" (2.73 x 4.07)

Vinyl flooring with a rear aspect uPVC window and patio doors, built in base and eye-level units with an integrated stainless-steel sink with drainer and a four-ring electric hob with separate electric oven, radiator.

SIDE PORCH

9'0" x 3'2" (2.75 x 0.99)

Tile flooring, side aspect uPVC window with two uPVC doors with access from the front directly to the garden, radiator.

BEDROOM ONE

12'6" x 9'5" (3.83 x 2.89)

With a front aspect uPVC window, two built in wardrobes including shelving space, radiator.

BEDROOM TWO

11'11" x 7'1" (3.64 x 2.17)

Rear aspect uPVC window, radiator.

BATHROOM

6'6" x 5'7" (1.99 x 1.72)

Vinyl flooring with rear aspect frosted uPVC window, built in bath with shower and fully tiled walls, pedestal sink and w.c.

OUTSIDE

The rear garden is mainly laid to lawn with paved patio space. Rear gate provides access from the parking space. driveway. The single garage has an up and over door and side service door.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 17 Mbps & Superfast 1800 Mbps. Mobile Service: Limited/ Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquiries.

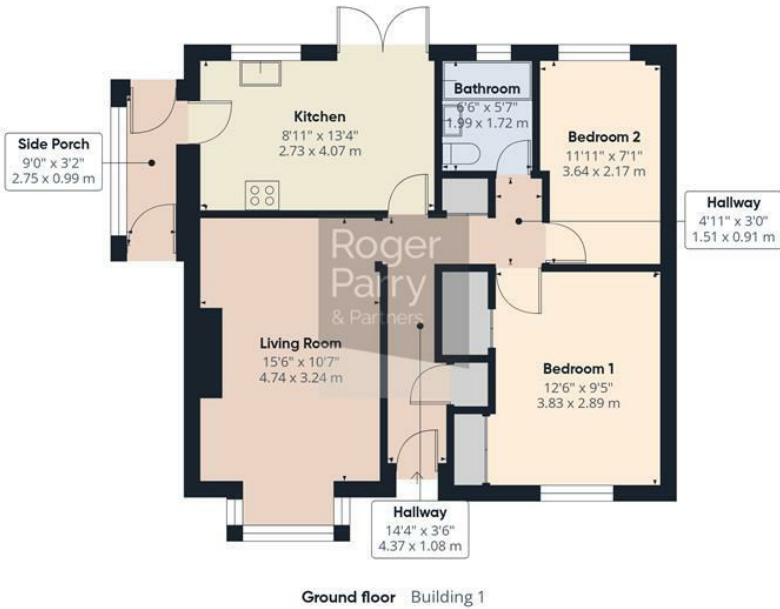
SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



Approximate total area⁽¹⁾
827 ft²
76.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

General Services:

Local Authority: Powys

Council Tax Band: D

EPC Rating: E

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Oswestry, drive south on the A483 until you reach the Llynclys crossroads. Take the right-hand turn, past the White Lion Pub, and continue on the road until you come to a left-hand turn, signposted Llansanffraid-ym-Mochain. Take this right-hand turn and continue through the village of Llansanffraid-ym-Mochain until you come to a left-hand bend with a right-hand turn. Take the right-hand turn at a 90 degree angle to the road (Winlan Road) not the road signposted B4393. Continue for 100 meters and enter Maes-yr-Eglws following the road around for a further 50 meters and the property is on a corner plot, on your left.

Viewing arrangements

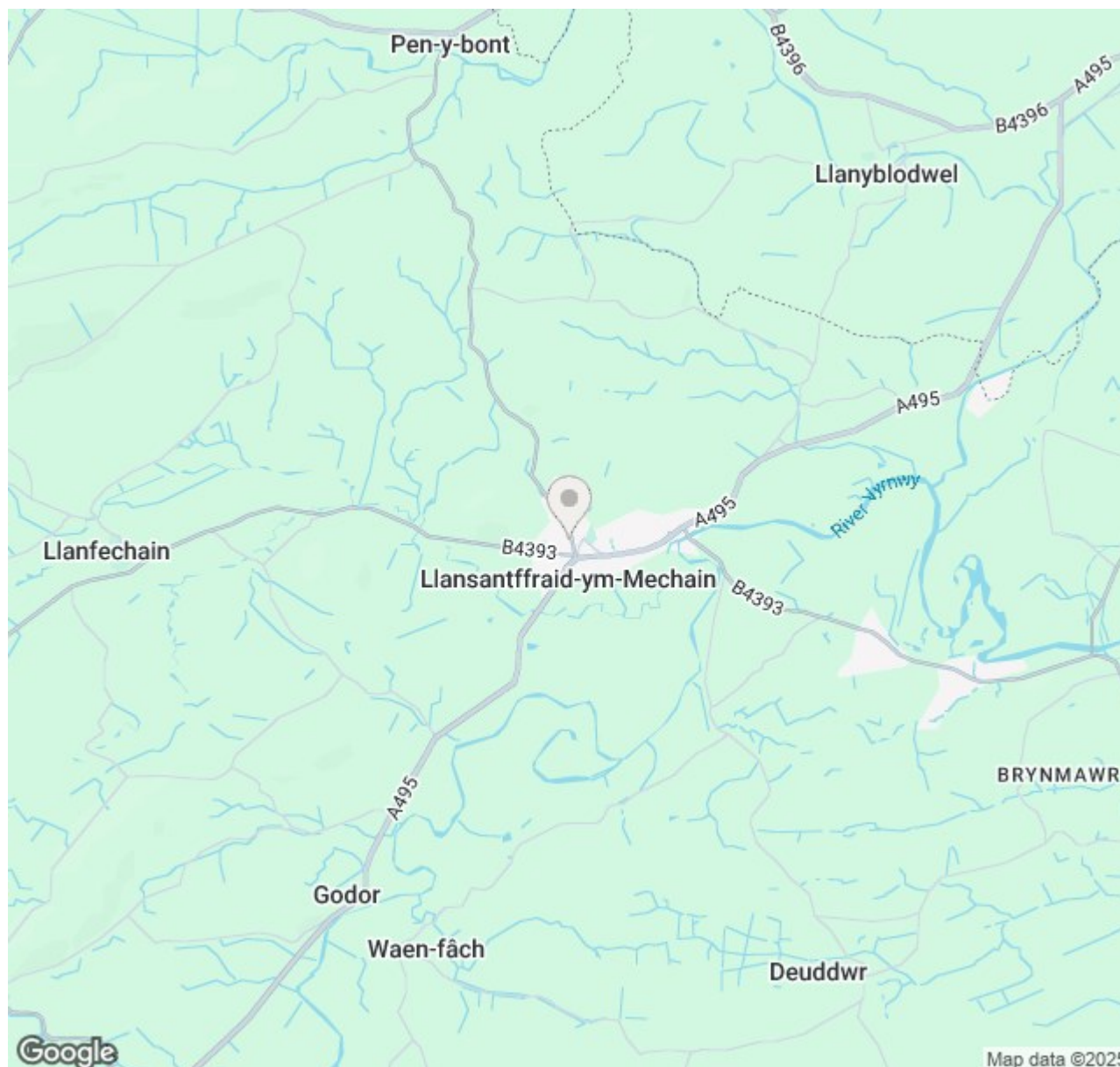
Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.