





Poplar Cottage Llanfihangel, Llanfyllin, SY22 5JD
Offers In The Region Of £250,000

A detached single storey stone country cottage in a rural setting with countryside views. This cottage used to be the bell ringers home and boasts lovely original features. Having been improved, extended and well maintained the accommodation is ideal for retirees, first time buyers, investors or anyone looking to escape to the country. The accommodation briefly comprises; hall, kitchen breakfast room, living room, two bedrooms and a shower room. The cottage has a low maintenance garden to the rear and a further garden is situated on the other side of the lane having been thoughtfully designed to provide a well-stocked cottage garden. From parts of the garden there are superb far reaching views of distant countryside. Viewing is highly recommended.



LOCATION

Llanfihangel is a small village a few miles from the village of Llanwddyn. Llanwddyn is a small village adjacent to Lake Vyrnwy which lies just to the East of Snowdonia. It is a man-made water reservoir with a perimeter road 11.75 miles long. Located a short drive from the Shropshire border, the village has a post office, shop, petrol station, with Llanfyllin being a short distance offering further independent shops and schools.

ENTRANCE HALL

Through PVC front door, window to the rear, skylight and rear side door. Tiled flooring, radiator, ceiling light and access into kitchen and steps up to bedroom one.

KITCHEN/BREAKFAST ROOM

12'5 x 10'9 (3.78m x 3.28m)

Fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below a window looking out to the front. Void for white goods and appliances, loft hatch, radiator, tiled flooring and ceiling light. Window to the rear and door into pantry/store cupboard.

LIVING ROOM

12'2 x 10 (3.71m x 3.05m)

A cosy room with windows to the front and rear elevations, wall and ceiling lights, radiator, open fire with surround and door into bedroom two.

BEDROOM TWO

11'11 x 6 (3.63m x 1.83m)

With window to the rear, radiator and ceiling light.

BATHROOM

5'3 x 7'8 (1.60m x 2.34m)

White suite comprising enclosed shower cubicle, low level WC and wash hand basin. Tiled flooring, part tiled walls, wall cupboard, window to the front and ceiling light.

BEDROOM ONE

13'8 x 7 (4.17m x 2.13m)

Double room with fitted wardrobes, window to the front, ceiling light and radiator. Loft hatch for storage, and door into ensuite toilet.

ENSUITE TOILET

2'7 x 8'11 (0.79m x 2.72m)

Low level WC, wash hand basin, ceiling light and storage area. (Previously there was an enclosed shower cubicle.)

EXTERNAL**REAR**

There is a rear patio area with outside boiler, log store and sitting area. Enclosed with stone walling with views beyond of the open countryside.

FRONT

Pathway and gated access to the front, there is a driveway for parking, however the current owners have a storage shed here.

GARDEN

Separate from the house is a beautiful well stocked garden with a variety of plants and shrubs. There is a garden shed and further storage area, bound with hedging and fences. Patio sitting area making a private and peaceful space.

Agent Note**TENURE**

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

SERVICES

We are advised that mains electric and water. Septic tank for drainage and oil central heating. We understand the Broadband has low availability. Mobile Service: 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 C- Powys. 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)



Local Authority: Powys

Council Tax Band: C

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:

Take the A483 south out of Oswestry, when you reach Llynclys crossroads, turn right onto the A495 continue on this road taking the signs for Llanfyllin, upon reaching Llanfyllin continue through the town and take the first turn left signed Lake Vyrnwy. Follow this road for approx 4 miles turning left signposted 'Llanfihangel' and proceed to the village turning signposted 'Village Centre'. Keep left heading towards the church and the property is on the right hand side.

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.