





Sunville Llynclys, Oswestry, SY10 8LL  
Offers In The Region Of £300,000

Sunville is a detached three bedroom house located in the hamlet of Llynclys with good road connections and countryside views. Situated in a sizeable plot and in need of some upgrading. In brief the accommodation affords entrance with living room, lounge, modern kitchen, sunroom, pantry and cloakroom. To the first floor are three bedrooms and family bathroom. Externally there are wrap around gardens, garage and driveway.



**LOCATION**

The hamlet of Llyncllys is situated just off the A483, 0.75 miles from the village of Pant and 4 miles from the town of Oswestry. This property is situated on the border of Llyncllys Common, therefore this is an ideal purchase for those who love to walk and those who like pony trekking as there is a bridle path adjacent to the property. The nearby village of Pant is a most popular village offering a primary school, post office and village store all of which go to serve the village's day-to-day needs

**ENTRANCE**

4 x 2'11 (1.22m x 0.89m)

UPVC front door, ceiling light, stairs too first floor and doors off too;

**LOUNGE**

11'1 x 11'5 (3.38m x 3.48m)

Light and airy room with large uPVC window to the front overlooking the garden, feature fireplace with electric fire, ceiling light and radiator.

**LIVING ROOM**

12'2 x 11'5 (3.71m x 3.48m)

With uPVC window to the front overlooking the garden, Parquet flooring, wall and ceiling lights, fire surround and radiator.

**KITCHEN**

6'3 x 15'3 (1.91m x 4.65m)

Modern fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below uPVC window overlooking the rear garden, integral fridge and oven with four ring hob and extractor hood over. Part tiled walls, Quarry tiled flooring, ceiling light, radiator and door into;

**PANTRY**

5'3 x 4'1 (1.60m x 1.24m)

Great store space with ceiling light and shelving.

**SUN ROOM**

5'6 x 16'8 (1.68m x 5.08m)

Part wall and part uPVC glazed with windows overlooking the garden and pedestrian door to the rear and side gardens. Ceiling light and doors into;

**STORE**

4'10 x 4'2 (1.47m x 1.27m)

Store room with ceiling light and shelving.

**CLOAKROOM**

5'3 x 2'9 (1.60m x 0.84m)

Fitted with WC, wall mounted boiler, window to the side and ceiling light.

**FIRST FLOOR****LANDING**

With uPVC window to the rear, ceiling light, loft hatch and doors off too;

**BEDROOM ONE**

10'1 x 11'9 (3.07m x 3.58m)

Double room with two built in wardrobes, uPVC window to the front, ceiling light and radiator.

**BEDROOM TWO**

9'6 x 11'10 (2.90m x 3.61m)

Double room with built in wardrobe, uPVC window to the front, ceiling light and radiator.

**BEDROOM THREE**

8'1 x 8'6 (2.46m x 2.59m)

With uPVC window to the rear overlooking the open countryside, built in storage cupboard, ceiling light and radiator.

**BATHROOM**

5'1 x 8'9 (1.55m x 2.67m)

Three piece suite comprising panelled bath with shower over, low level WC and wash hand basin. UPVC window to the rear, radiator, built in storage cupboard, part tiled walls and ceiling light.

**EXTERNAL****GARDENS**

To the front there is an area laid to lawn with hedge boundary. The neighbours septic tank is located in the front garden of Sunville.

There is access to both sides of the house leading around to the rear garden which is also laid to lawn with hedge boundary.

To the side there is a large area with raised decking to capture the beautiful open countryside, and gravelled and lawn area bound by fencing.

**GARAGE & DRIVEWAY**

Detached single garage with up and over door to the front and pedestrian door to the side. Power and lighting.

There is a driveway approached from the front with gated access leading in front of the house and too the garage.

**NOTE**

Probate has been applied for but NOT yet granted.

**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 are connected. Septic tank for drainage and oil central heating. We understand the Broadband Download Speed is: Standard 7 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good - Outdoor, Variable - Indoor. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is C Shropshire. We would recommend this is confirmed during pre-contact enquires.

**SURVEYS**

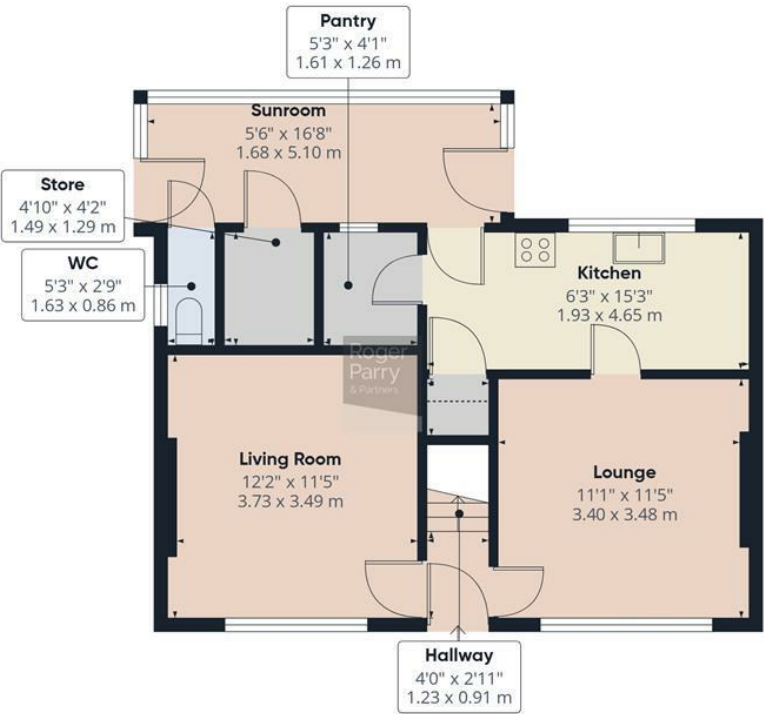
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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.

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



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>

1015 ft<sup>2</sup>  
94.2 m<sup>2</sup>

Reduced headroom

4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Local Authority:** Shropshire

**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:**

Proceed out of Oswestry on the A483 towards Welshpool. Continue along until reaching Llynclys cross roads. Turn right and then the property will be found on the left hand side. What3words: ///bride.moped.broth

### **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.