





Maen Cottage Meifod, Powys, SY22 6BW
Offers In The Region Of £325,000

Charming detached cottage overlooking the Meifod Valley benefitting from beautiful views, spacious accommodation and no onward chain. Set on the outskirts of the village which offers a range of local amenities and good road connections to Welshpool, Shrewsbury, Oswestry and beyond. In brief the accommodation affords entrance hall with cloakroom, living room with inglenook fire, kitchen/breakfast room, office, sunroom, utility and two bedrooms both being ensuite. Externally there are breath taking views over the open farmland, gardens and driveway with turning area.



ENTRANCE HALL

PVC front door, built in storage cupboard, tiled flooring, light, and radiator.

INNER HALL

Continuation of tiled flooring, ceiling light and doors off too;

CLOAKROOM

Vanity unit with sink, low level WC, radiator, part tiled walls, window to the rear, ceiling light and built in airing cupboard with radiator.

LIVING ROOM

24'6" x 13'9" (7.47 x 4.19)

Beautiful room full of character with inglenook fireplace and inset wood burner set on tiled hearth, two uPVC windows to the front with views of the open countryside, radiator, beams to ceiling and light. Stairs to first floor.

KITCHEN/BREAKFAST ROOM

14'4" x 10'2" (4.37 x 3.1)

Fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below window to the front. Electric 'Rangemaster', tiled flooring, beams to ceiling, window to the rear, and void for appliances.

OFFICE

10'11" x 10'2" (3.33 x 3.1)

UPVC window to the front elevation, radiator, ceiling light and step down into;

SUN ROOM

Capturing the beautiful views to the front, wood effect flooring, radiator and ceiling light.

UTILITY ROOM

11'1" x 7'1" (3.38 x 2.16)

Wall and base units with work surfaces over, inset sink, void and plumbing for white goods, tiled flooring, floor mounted boiler, part tiled walls, ceiling light and PVC door into;

REAR HALL

PVC front door, wall light and tiled flooring.

BEDROOM ONE

A real feature to the house, with high vaulted ceilings, uPVC door opening onto the front patio, two Velux windows, built in wardrobes, ceiling light, beams to ceiling and saloon door into;

ENSUITE

Comprising a walk in shower, sink, and low level WC. Two uPVC windows to the front, tiled flooring, heated towel rail, extractor fan, radiator and ceiling light.

FIRST FLOOR**BEDROOM TWO**

Two uPVC window to the front elevation capturing the beautiful views, exposed beams, built in wardrobes, ceiling light and radiator. Opening into;

ENSUITE.

Shower cubicle, WC and sink. Heated towel rail, extractor fan and ceiling light.

EXTERNAL**GARAGE/WORKSHOP**

With double wooden doors to the front, power and lighting. Housing the oil tank for the central heating.

PARKING

There is a large parking area with turning point.

GARDENS

To the front of the cottage are patio entertainment areas, and private spots to sit and enjoy the views. Steps down the the garden which is mainly laid to lawn with a variety of plants and shrubbery with a gravelled hard standing area ideal for a greenhouse. There is also a car inspection pit with wooden canopy over.

SERVICES

Tenure - Freehold

Powys county council banding E

Oil central heating, mains water and septic tank

EPC rating F

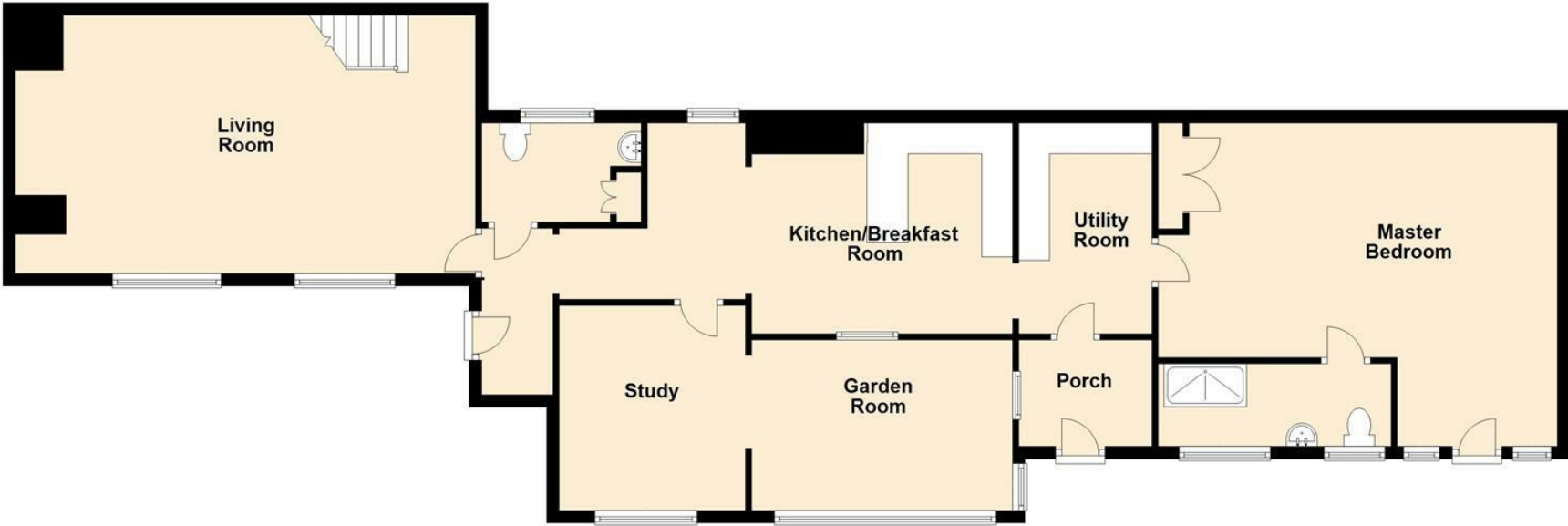
AGENT NOTE

Please note this property is currently going through probate. Probate has not yet been granted.

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

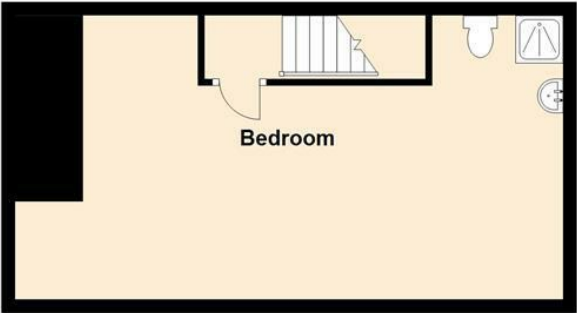
Ground Floor

Approx. 127.5 sq. metres (1372.4 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.6 sq. feet)



Total area: approx. 161.5 sq. metres (1738.0 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

General Services:

Local Authority: Powys County Council

Council Tax Band: E

EPC Rating: F

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, take the A483 towards Welshpool. At Llynclys cross roads turn right, carry on until you reach a left turn signed Llansantffraid A495. Proceed into and through the village heading towards Meifod. Just before you enter the village of Meifod there is a letter box on the left hand side, turn here and the property is on the left hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,
SY11 2NU

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 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.