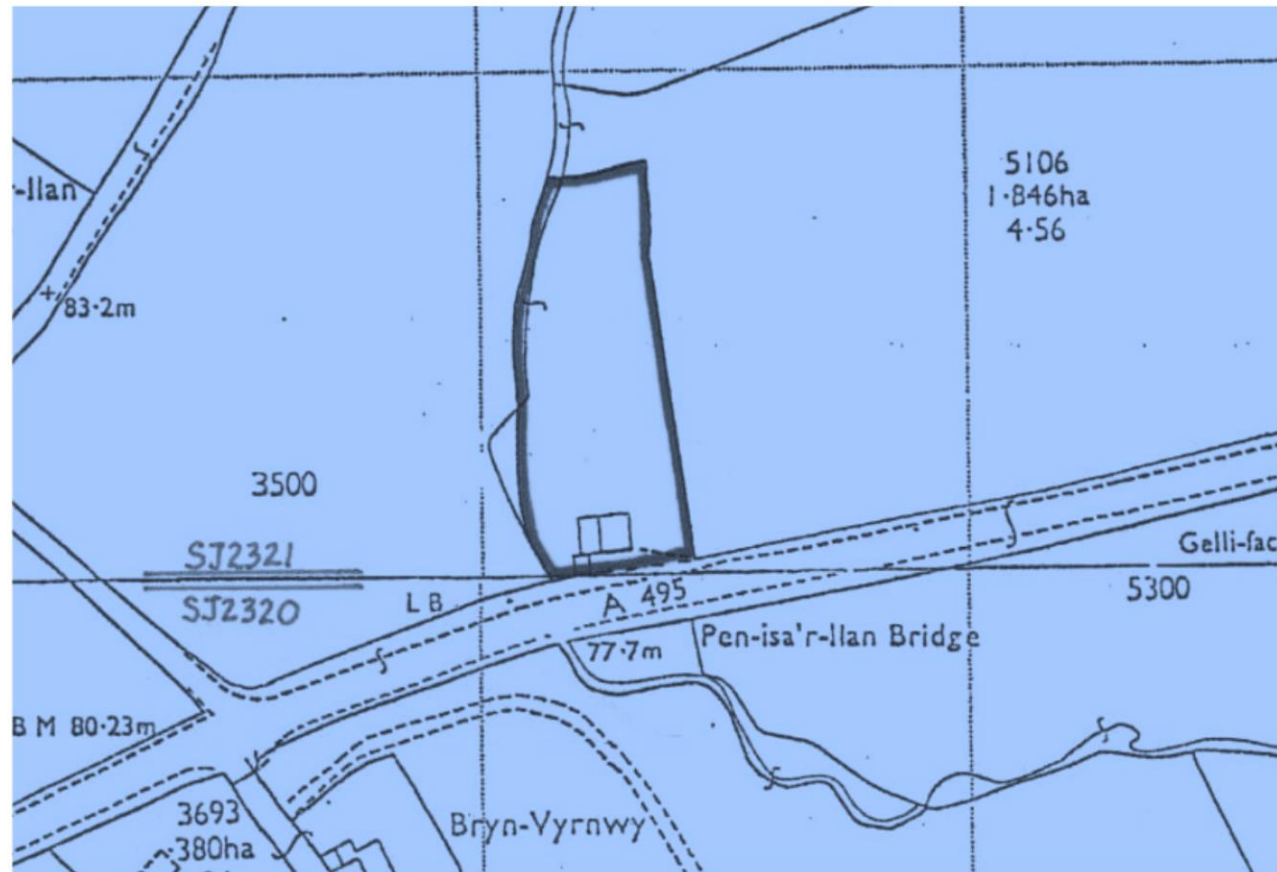


Roger Parry & Partners



Directions: From Oswestry proceed on the A483 towards Welshpool turning right at Llynclys crossroads. Continue along this road until you reach the left turning for Llansantffraid. The property will be observed a short distance from the village on the right hand side opposite Bryn Vyrnwy Caravan Park.

Thinking of selling or letting your property?

Contact us now for **free** pre-selling advice or to arrange your **free**, no obligation market valuation

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Important notice to all prospective purchasers - Property Misrepresentations Act 1991
Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts.
All measurements are approximate.

Whilst Roger Parry & Partners endeavour to provide prospective clients with accurate yet informative sales particulars, descriptions of many features of any given property are of a subjective and personal nature. We advise prospective purchasers to contact us to discuss the property's suitability prior to viewing, particularly if travelling a distance to view. Roger Parry & Partners for themselves, and the vendor of this property whose agents they are, give notice that these particulars do not constitute in any part an offer or contract. All statements herein are made without responsibility on the part of Roger Parry & Partners, or the vendor, and must not be relied upon as a statement or representative of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars.



The Old Smithy, Llansantffraid Ym Mechain, Near Oswestry, SY22 6AY

NO CHAIN- INSPECTION RECOMMENDED

Offers in the region of £290,000

For sale with No Onward Chain, a character 3-bedroom detached cottage set-in half an acre approx situated on the outskirts of the popular village of Llansantffraid. Offering a wealth of character features the property briefly comprises: Entrance Porch, Living Room/Dining Room, Kitchen, Spacious Sun Room, Lobby, Sitting Room, Shower Room, Garden Room, First Floor Landing, Three Bedrooms and Bathroom, Generous private rear garden with bordering stream, extensive parking provision, Double Garage and Summerhouse. Viewing Recommended.

EPC rating G.

The Estates Office, Oswestry, Shropshire, SY11 2NU
Phone: 01691 655334 Email: oswestry@rogerparry.net
www.rogerparry.net

ACCOMMODATION COMPRISING:
(All measurements are approximate)

Entrance Lobby

Timber entrance door, part opaque glazed inserts, electric meter and fuse box, leading to:

Living Room/Dining Room 20'0 x 13'7

Exposed wall and ceiling beams, feature inglenook fireplace with bread oven, two UPVC double glazed windows, radiator, telephone point, electric storage heater, wall light fittings, stairs to first floor, UPVC double glazed double doors to Sun Room.



Kitchen 16'5 x 11'10

Range of fitted base and eye level units, granite worktops with inset sink and breakfast bar, space for appliances, quarry tiled floor, integrated oven, electric 4 ring hob, Rayburn Regent, UPVC double glazed window and further double-glazed window, wall light fittings and recessed spotlighting, exposed wall timbers. Door to Sun Room and Lobby.

Sun Room 26'7 x 11'11

UPVC double glazed windows and exterior doors, wall light fittings, freestanding fireplace with log effect fire.



Lobby

UPVC double glazed exterior door with part opaque double-glazed inserts, tiled floor, recessed spotlight.

Sitting Room 13'1 x 9'6

UPVC double glazed window, tiled floor, exposed ceiling beam, through to Garden Room.

Shower Room

With low level WC, shower cubicle, tiled floor, extractor and tiled walls.

Garden Room 12'1 x 9'10

UPVC double glazed windows and patio doors to rear garden, ceiling light/fan.

First Floor Landing

Double glazed leaded style window, built in airing cupboard housing the hot water cylinder.

Bedroom One 17'4 x 11'9

Double glazed leaded style window and UPVC double glazed window, exposed wall and ceiling beams, electric storage heater.



Bedroom Two 11'5 x 11'0

UPVC double glazed window, exposed wall and ceiling beams, electric storage heater.

Bedroom Three 11'9 x 11'7

UPVC double glazed windows, electric storage heater, exposed wall and ceiling beams.

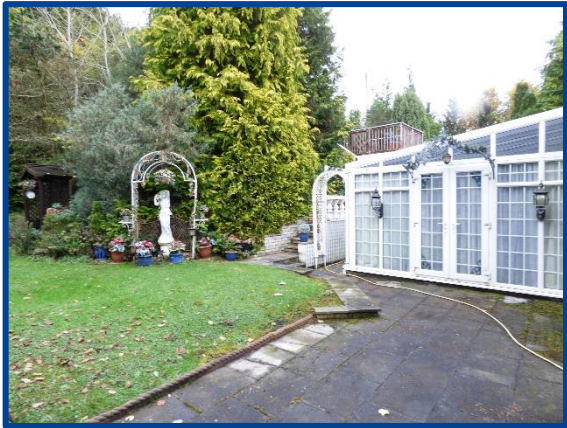
Bathroom 8'10 x 5'0

Suite comprising: pedestal wash hand basin, bath with shower attachment/mixer tap, low level WC, electric storage heater, shave point, double glazed window.

Outside

Double timber gates lead onto a tarmacadam driveway and the front of the property. Further double timber gates lead up onto a tarmacadam driveway providing extensive parking/turning with access to Double Garage (17'5 x 17'7 max internal measurement) and Summerhouse.

Access to the rear garden is via the side of the property or via steps from the upper parking area/Double Garage. Oil storage tank.



Rear Garden

With paved patio, generous lawn gardens with a variety of mature trees and shrubs inset together with bordering stream. Two outside sheds.



