



Directions: From Oswestry proceed on the A483 towards Welshpool and turn right at Llyncllys crossroads. Continue through Porthywaun and take the left turning signed Llansantffraid. Proceed through the village taking the right turning sign posted Llanfyllin. Follow through the village of Llanfechain and at the following junction (approx. 1 mile out of the village) turn right sign posted Llanfyllin. Upon entering the town, the property will be observed on the left hand side.

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.

Roger Parry & Partners



1 Market Street, Llanfyllin, Powys, SY22 5AJ

NO CHAIN- INSPECTION RECOMMENDED

Offers in the region of £220,000

****Investment Opportunity with Extensive Accommodation**** - A unique and rare opportunity to purchase a superb versatile character town house which is located within the popular market town of Llanfyllin. Offering extensive accommodation over 3 floors with excellent scope for a holiday let business or a large family home. Rear courtyard, Former Garage (Divided into two stores, one with Sauna, Off-street parking provision. EPC rating D. Viewing Fully Recommended.

The Estates Office, Oswestry, Shropshire, SY11 2NU
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**ACCOMMODATION COMPRISING:
(All measurements are approximate)**

Entrance Porch

Timber entrance door with part opaque glazed inserts, internal part glass panelled stable door leading to:

Entrance Hall

With radiator and door to Cellar.

Bedroom One 14'2 x 9'11

Secondary glazed window, two radiators, built in shelved recess/storage cupboard.



Bathroom 10'11 x 5'0

Tiled floor, opaque internal glazing, radiator, suite comprising: bath with tiled surround, glazed screen, mixer tap/shower attachment, low level WC, pedestal wash hand basin with tiled splash back, radiator.

Sitting/Dining Room 13'3 max x 10'9

Window with window seat, radiator, high level meter cupboard.



Kitchen 9'2 x 8'8

Double glazed windows on two elevations, modern range of fitted base and eye level units, work surfaces, stainless steel 1 ½ bowl sink and drainer with mixer tap, integrated oven, 4 ring ceramic hob, stainless steel extractor hood over, space/plumbing for appliances, tiled floor, radiator, part glass panelled door to:



Rear Lobby

With work surface, space for appliance, tiled floor, part glazed exterior door to rear patio.

From Entrance Hall through to Inner Hall with radiator.

Bedroom Two 12'1 x 11'4

Two secondary glazed windows, radiator, built in wardrobe, recessed spotlighting.

Lobby

With stairs off, access to:

Bar 17'3 x 12'8

Bar Area with windows on two elevations, part glazed exterior door, radiator.

First Floor Landing

Stairs to second floor, radiator.

Living Room 25'5 x 12'7

Secondary glazed windows on two elevations, two radiators, wall light fittings, TV point, timber fire surround, marble style hearth and space for an electric fire.

Gym 13'9 x 12'9

Two windows, radiator, exposed timber flooring, former fireplace with timber surround and marble style insert, exposed ceiling beams.

Kitchen 16'11 x 13'10

Laminate flooring, two secondary glazed windows, range of fitted base units, work surfaces, space and plumbing for appliances, radiator, 1 ½ bowl sink and drainer with mixer tap, Vaillant gas central heating boiler.

Sitting Room 14'3 x 12'5

Laminate wood effect flooring, UPVC double glazed sliding patio door to patio, two windows, telephone point, timber mantel, space for electric fire.



Cloakroom

With low level WC and vanity wash hand basin.

Second Floor Landing

Velux window.

WC

White suite comprising: low level WC, vanity wash hand basin with tiled splashback, window, radiator.

Separate Bathroom

White suite comprising: low level WC, pedestal wash hand basin, bath with mixer tap/shower attachment, radiator, opaque glazed window, extractor, vinyl tile effect floor.

Bedroom Three 16'4 x 14'5 min 18'0 max

Window, radiator, Velux window, exposed ceiling beams.

Ensuite Shower Room

With Velux window, shower cubicle.

Bedroom Four 15'10 x 14'7 max (under sloping ceiling)

Window, radiator, internal window to Landing, exposed ceiling beams.



Bedroom Five 14'11 x 12'8 max (under sloping ceiling)

Windows on two elevations, exposed ceiling beams, radiator.

Bedroom Six 12'9 max x 9'6 max (under sloping ceilings – restricted head height)

Velux window, radiator.

Outside

With rear patio area, timber stairs to first floor patio areas with artificial grass.

Former Garage – presently divided into two storage sheds, one with Sauna.

Two off-street parking spaces.



EPC Rating: D

For a full copy of the Energy Performance Certificate please

