



FOR SALE

£459,950

**Tynybwllch, Llangedwyn,
Oswestry, SY10 9JX**

This spacious country residence is situated in an idyllic rural location close to the village of Llangedwyn. Warmed by oil fired heating and benefits from UPVC double glazing. Entrance Porch, Kitchen/Breakfast Room, Dining Room, Conservatory, Lounge, Study, Family Room (Potential Bedroom Five/Annex), Bathroom, Utility, WC, Landing, Two Master Suites, Two further Bedrooms, Shower Room, Ample Parking, Mature Gardens, Workshop/Stable, Polytunnel,



Oswestry (8.5 Miles) Shrewsbury (24 Miles) Welshpool (15.5 miles)
All Distances Approximate



- Four/Five Bedroom Residence
- Country Home and Character
- Outbuildings and Parking
- Mature Cottage Gardens
- Set Amongst Countryside
- Must Be Viewed To Appreciate

LOCATION

Llangedwyn enjoys primary school, church, public house, village hall and an arts and crafts centre.

Shopping, leisure, educational and medical facilities are available in Llanfyllin, Llanrhaeadr and Oswestry. Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the South, Wrexham, Chester and the Wirral to the Northwest. The Orthopaedic Hospital is close by.

DIRECTIONS

From Oswestry take the A483 towards Welshpool and on reaching Llyncllys crossroads turn right onto the B4396 signed Llansantffraid ym Mechain. Continue along this road for some seven miles heading towards Llangedwyn. Take the right hand turn at The Green Inn public house and restaurant. Proceed through a wooded area and then turn left signposted 'Briw', continue on this lane whereby the property will be viewed to the left hand side.

ENTRANCE PORCH

With UPVC double glazed windows and doors to two elevations, tiled floor, radiator.

KITCHEN BREAKFAST ROOM

17'5" x 13'5" (5.30m x 4.10m)

The Kitchen comprises a comprehensive range of fitted base and wall units with worktops over and tiled splashbacks, fitted oven with hob and extractor hood over, tiled floor, UPVC double glazed window to the side elevation, Rayburn providing two ovens and hotplates set within chimney breast with tiled splashback.

DINING ROOM

16'9" x 8'10" (5.10m x 2.70m)

A dual aspect room with UPVC double glazed windows to the front and side elevations, exposed timbers to the ceiling, under floor heating, wooden floor.

CONSERVATORY

Of UPVC double glazed construction with doors leading out to the front gardens, under floor heating.

LOUNGE

25'7" x 12'2" (7.80m x 3.70m)

A dual aspect room with UPVC double glazed windows to two elevations, wooden floor, under floor heating, exposed timbers to the ceiling, wood burning stove with brick surround.

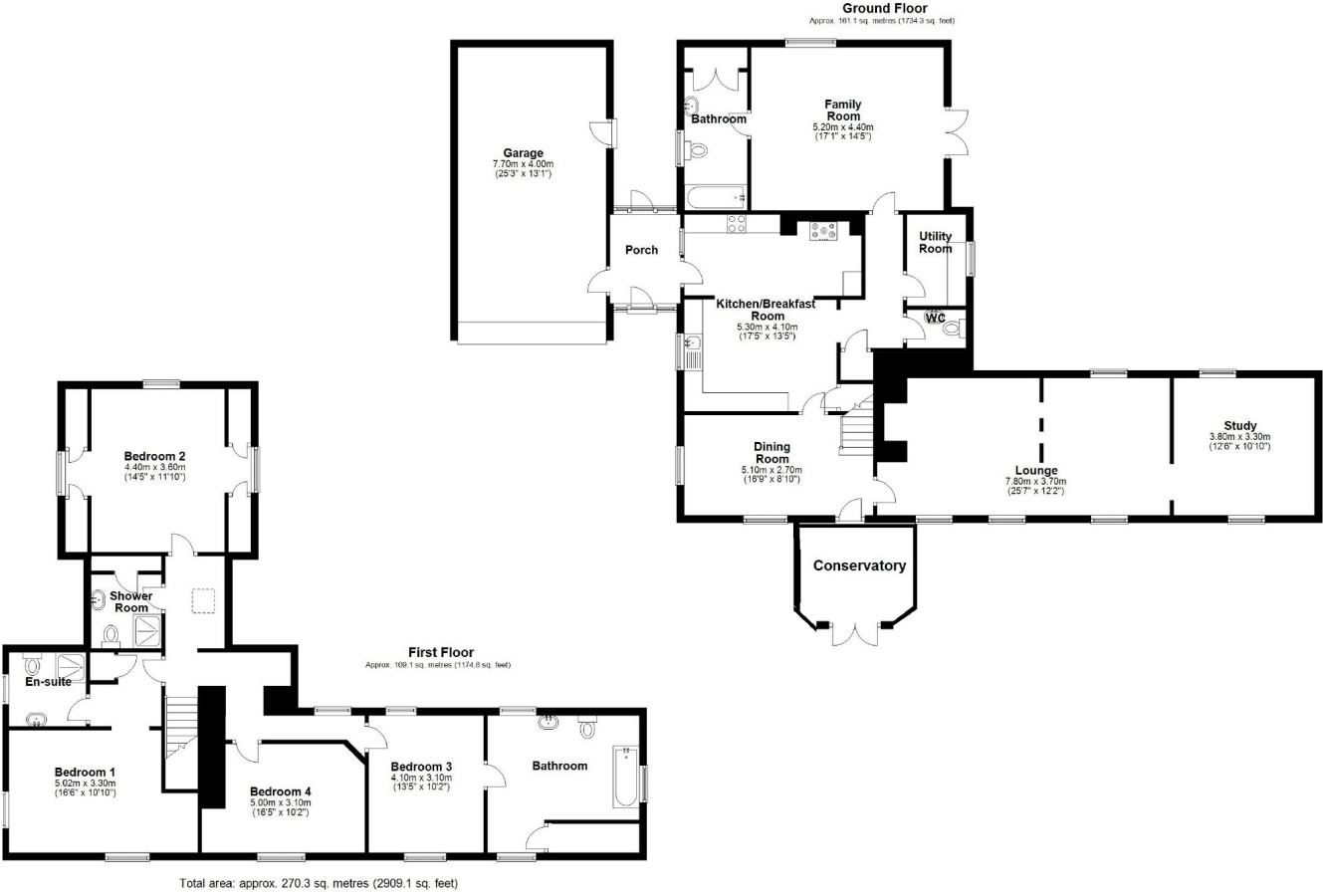
STUDY

12'6" x 10'10" (3.80m x 3.30m)

A dual aspect room with UPVC double glazed windows to two elevations, wooden floor, under floor heating, exposed timbers to the ceiling. Room on two levels.

FAMILY ROOM

17'1" x 14'5" (5.20m x 4.40m)



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



4 Bedroom/s



4 Bath/Shower
Room/s



A dual aspect room with UPVC double glazed window to the side elevation and French doors leading out to the gardens, radiator. Could be used as a Ground Floor Bedroom.

BATHROOM

Comprising a three piece suite providing low flush WC, wash hand basin, bath with shower attachment, UPVC double glazed window to the side elevation, combined radiator/towel rail, airing cupboard with radiator. Potential Ensuite to Ground Floor Bedroom.

INNER HALLWAY

With tiled floor, radiator and store cupboard.

UTILITY ROOM

With UPVC double glazed window to the side elevation, units for storage with worktops over, radiator, tiled floor. Potential Kitchen Area to Ground Floor Bedroom and Ensuite.

CLOAKROOM

Comprising a two piece suite providing low flush WC, wash hand basin, tiled floor, radiator. Complementing a ground floor annex incorporating into the Potential Bedroom, Ensuite and Kitchen.

FIRST FLOOR LANDING

With double glazed velux roof window, radiator.

BEDROOM ONE

16'6" x 10'10" (5.02m x 3.30m)



A dual aspect room with UPVC double glazed windows to two elevations with glorious views of the surrounding countryside, radiator, built-in cupboard with shelves.

ENSUITE

Comprising a three piece suite providing a low flush WC, wash hand basin, shower unit, radiator, UPVC double glazed window to the side elevation.

BEDROOM TWO

14'5" x 11'10" (4.40m x 3.60m)

A triple aspect room with UPVC double glazed windows to three elevations with countryside views, radiators, under eaves storage space.

BEDROOM THREE

13'5" x 10'2" (4.10m x 3.10m)

A dual aspect room with UPVC double glazed windows to two elevations with countryside views, radiators, exposed timbers to the ceiling.

ENSUITE

13'7" x 13'1" (4.15m x 4m)

Comprising a three piece suite providing a low flush WC, wash hand basin, bath, a triple aspect room with UPVC double glazed windows to three elevations, radiators, under eaves storage space, radiator, heated towel rail, range of built-in units, hotwater tank.

BEDROOM FOUR

16'5" x 10'2" (5.00m x 3.10m)

With UPVC double glazed window to the front elevation with countryside views, radiators, exposed timbers to the ceiling.



SHOWER ROOM

Comprising a three piece suite providing a low flush WC, wash hand basin, shower unit, double glazed velux roof window to the side elevation, radiator, heated towel rail, cupboard housing hotwater tank.

GARDENS AND GROUNDS

From the lane level double five bar farm gates lead to the drive which provides access to the front of the garage providing ample parking space for a number of vehicles. The gardens to both the front and to the rear are extensively landscaped and feature a number of attractive terraces which make a delightful setting for a good range of mature shrubs and flowers.

The gardens feature a good size polytunnel useful shed and summerhouse enjoying an elevated position. There are external water and light points and the oil tank is situated to the rear of the property.

ORIGINAL STABLE/WORKSHOP

With power and light, storage, work bench and concrete floor.

GARAGE

25'3" x 13'1" (7.70m x 4.00m)

With electrically operated roller door to the front, double glazed window to the rear, personal door to the

side and additional door into Entrance Porch, work bench, shelving, light and power points.

LOCAL COUNCIL

Powys County Council, Severn Road, Welshpool, Powys.
TEL: (01938) 552828.

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

HOWTO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples; Passport/ Photographic Driving Licence and a recent Utility Bill.

TENURE

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor.

FOR SALE

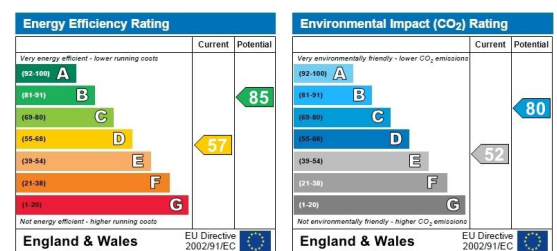
Tynybwlch, Llangedwyn, Oswestry, SY10 9JX



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



Halls¹⁸⁴⁵

01691 670 320

Oswestry office:

Queens Courtyard, Oswald Road, Oswestry, SY11 1RB

E. oswestry@halls.gb.com



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