

# Town & Country

Estate & Letting Agents



**Fron Cottage , Llangynog, SY10 0HL**

**Offers In The Region Of £350,000**

WITH NO CHAIN!! Town and Country Oswestry are delighted to bring to the market this CHARMING TWO BEDROOM DETACHED COUNTRY COTTAGE situated in the BEAUTIFUL VILLAGE OF LLANGYNOG. An ideal location for those who enjoy outdoor pursuits or just wanting a more relaxed way of life, the property is warmed by oil central heating and hardwood glazing. Viewing is highly recommended to appreciate this property and its beautiful location.

## Directions

WE HIGHLY RECOMMEND USING WHAT 3 WORDS TO HELP FIND THE PROPERTY - ///SCHEMATIC.NUTTY.FLINCHES . From our Oswestry office take the Morda road (B5069) out of the town and turn right joining the A483. Continue along the A483 until reaching the Llyncllys crossroads by the White Lion Pub. Turn right heading for Llangedwyn and Bala. Continue along this road passing through the villages of Llangedwyn and Pentrefelin. Just before the village of Llanrhaeadr Ym Mochnant turn left following the signs for Pen Y Bont Fawr. At the junction turn right. Proceed through Pen Y Bont Fawr. On reaching the village of Llangynog proceed along and continue up the Bala road out of the village. After approximately 300 metres past the bridge there is a green Severn Trent box on the right. Turn onto the lane and take the first right lane. Follow this lane along for approximately a mile where the gate and turn off to the property will be seen on the left. The sign for Fron Cottage will be found on the tree to the right of the five bar gate. Go through the gate and follow the lane passing the first house and stables and follow the lane up to Fron Cottage where the property will be found on the right hand side.

## Overview



A rural retreat with no onward chain this charming cottage has breath-taking views over farmland and the Welsh hills. Situated in a spectacular private location. The cottage has been previously renovated to a very high standard keeping its charm and character throughout. The property is currently used as holiday accommodation and has a strong booking rate. The access to the property is via a shared single track driveway which is relatively steep in part as it takes the vehicle up to the property's beautiful location on the side of a hill. However the property is accessible with a standard vehicle. The property has the use of shared parking which is suitable for up to three vehicles. Owners could also choose to park inside the gateway to the cottage.

There is a small cabin (not owned by Fron Cottage) which sits adjacent to the property and is used by its owner on an occasional basis for short stays.

## Accommodation Comprises:

### Porch

A beautiful oak framed porch with slate flooring leads to the front door.

### Hallway

With stone tiled flooring, oak door to the front and oak stairs leading off to the first floor. Oak doors lead off to the cloakroom, lounge and kitchen.

### Cloakroom

Fitted with a low level W/C, wash hand basin with a mixer tap over, stone tiled flooring, radiator, extractor fan and useful under stair storage area.

### Sitting Room 11'7" x 13'5" (3.54 x 4.08)



The cosy lounge has French windows to the front overlooking the garden and panoramic rural views beyond, inset log burner with wood surround and flagged hearth, wall lights and a panel radiator. A door leads through to the garden room.

## Additional Photograph



### Kitchen/Dining Room 11'8" x 17'11" (3.55 x 5.45)



The impressive kitchen/ dining room is the real heart of the home and a great place to entertain having a good range of base and wall units in shaker style neutral tones with granite worktops and upstands over, range master stove inset with an integrated extractor fan over and shelf, Belfast sink with a mixer tap over and solid oak block working surface, tiled flooring, spotlights, radiator, integrated fridge freezer, integrated dishwasher, window and French doors to the front overlooking the garden and views beyond.

#### Additional Photograph



#### Additional Photograph



### The Oak Room 13'9" x 10'2" (4.18 x 3.10)



Having a vaulted beamed ceiling, oak flooring, dwarf wall and French doors to the garden. A lovely room to sit and watch the wildlife.

#### Additional Photograph



### Landing

Having a deep oak windows to the front all with views. A Velux to the rear, a radiator and oak doors leading to the bedrooms and bathroom.

### Bedroom One 11'5" x 13'1" (3.48 x 4.00)



Having a radiator and a window to the front with stunning views.

### Additional Photograph



### Bathroom



Comprising a panelled bath and glass screen over with central taps, Mains shower over, wash hand basin with a mixer tap, low level WC, oak flooring, Velux window to the rear, tiled walls, spotlights, extractor fan and a heated towel rail.

### Bedroom Two 11'10" x 10'4" (3.60 x 3.16)



Having a window to the side with deep oak sills, a window to the front with superb views and a radiator.

### Front Garden



The lovely gardens have an open aspect with extensive lawned and shrubbed gardens and stone steps down to the lower lawned garden. With spectacular views across the Tanat Valley and the Welsh hills.

### Additional Photograph



### Rear Garden



The rear garden is terraced. There is a lovely seating area, shed and a gravelled pathway around the house.

### Views Of Surrounding Farmland



### Additional Photograph Of Landscape



### Additional Photograph Of Landscape



### Additional Photograph Of Landscape



### Additional Photograph Of Landscape



### Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band D.

### Services

The agents have not tested the appliances listed in the particulars.

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Please note that the property is currently used as holiday accommodation and as such there may be dates/times where viewings are not possible due to bookings. We will, where possible work to find suitable dates for all parties.

### To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video

information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **Town and Country Services**

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **Hours Of Business**

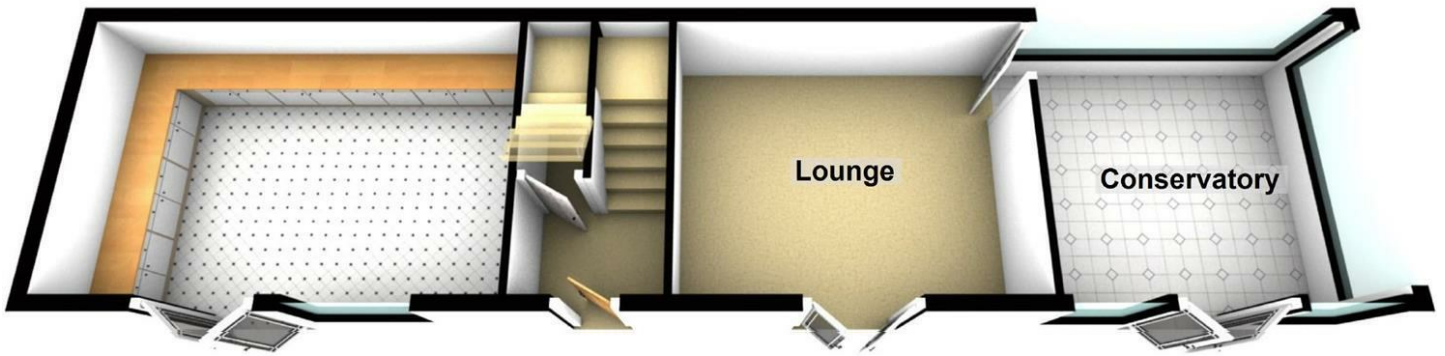
Our office is open:

Monday to Friday: 9.00am to 5.00pm

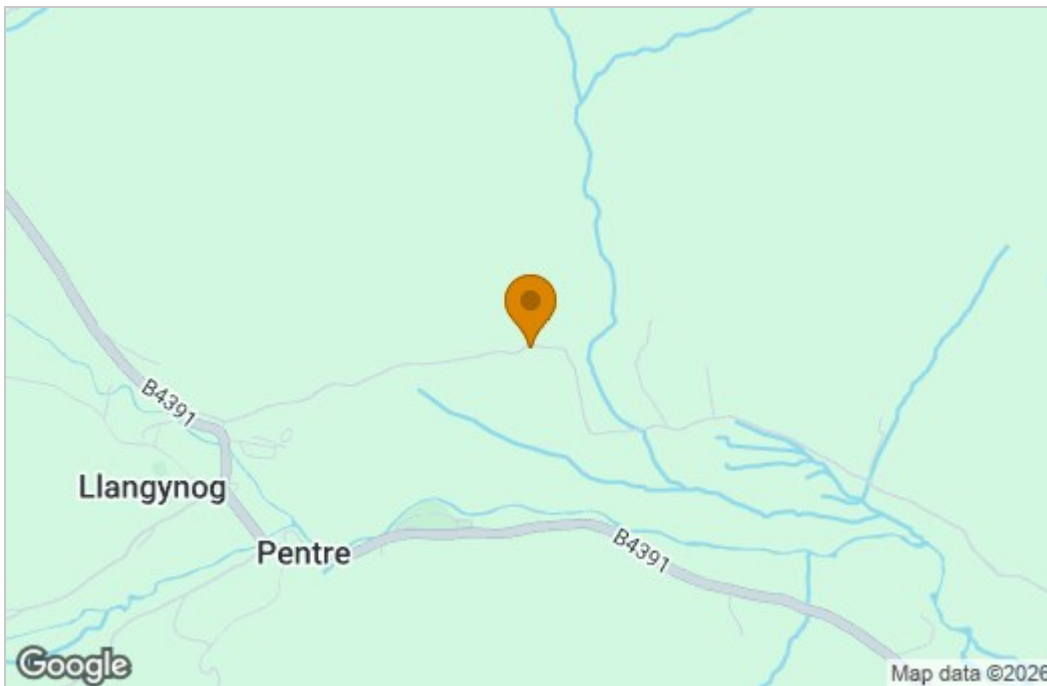
Saturday: 9.00am to 2.00pm

## Floor Plan

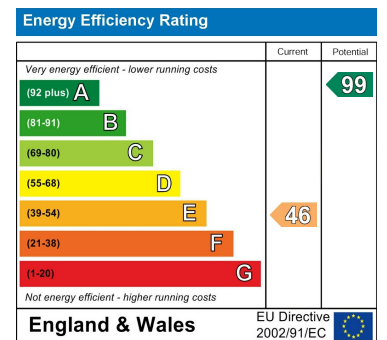
### Ground Floor



## Area Map



## Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk