

# Town & Country

Estate & Letting Agents



**Pendentyr , Llanrhaeadr Ym Mochnant, SY10 0JU**

**Offers In The Region Of £320,000**

In the sought after location of Llanrhaeadr Ym Mochnant, this delightful detached house, offers a unique blend of historical character and modern living. The inviting atmosphere of the home is perfect for family gatherings or quiet evenings in. The house features three well-proportioned bedrooms, ensuring comfortable accommodation for family members or guests. The beautiful garden is a gardeners delight with well stocked flower beds and mature shrubs. Set in a picturesque elevated location, the property benefits from the serene surroundings of the Welsh countryside, making it an ideal retreat for those seeking peace and tranquillity. The rich history of the area adds to the charm of this home, providing a sense of heritage that is hard to find in newer builds. This property presents a wonderful opportunity for anyone looking to embrace a lifestyle steeped in history while enjoying the comforts of modern living. This house in Llanrhaeadr Ym Mochnant is sure to impress.

## Directions



Take the A483 Welshpool road out of Oswestry towards Welshpool approximately 4 miles to Llynclys. Turn right signed Llanrhaeadr, follow this road for about 8 miles. Continue through the village centre, across the bridge and turn immediately right. Proceed up the hill and the property is the second house on the left.

## Entrance Hall

The property is accessed through a door into the entrance hall which has tiled flooring and doors off into the lounge and ground floor office.

## Ground Floor Office

With windows to the rear and door into the conservatory.

## Living Room 21'6" xx 10'5" (6.56m xx 3.18m)



This bright and spacious room has feature oak flooring and beams to the ceiling and a fireplace with brick inset on a slate hearth and log burner inset with mantle over. There are dual aspect windows to the front and side with panoramic open countryside views to the front.

## Additional Photo



## Additional Photo



## Kitchen/Breakfast Room 22'11" x 9'11" (7m x 3.04m )



A beautifully light and spacious kitchen enjoying dual aspect windows, including a front bay window with panoramic views. The room is finished with attractive tiled flooring and characterful oak beam, blending charm with practicality. Fitted with an

extensive range of cream base and eye-level wall units complemented by ceramic worktops and tiled splashbacks. Integrated appliances include a built-in dishwasher and two refrigerators. One and a half bowl stainless steel sink and drainer with mixer tap. A fitted Rangemaster LPG gas cooker with extractor hood over provides a superb focal point for the kitchen.

#### **Additional Photo**



#### **Conservatory 14'4" x 9'8" (4.37m x 2.97m)**

Creating extra space to the property, this room has laminated flooring and two sets of French doors leading out to the rear garden.

#### **Cloakroom 6'6" x 6'6" (1.99m x 1.99m)**

The cloakroom comprises a WC, wash hand basin and a wall mounted cupboard. Part tiled splashbacks.

#### **First Floor Landing**

With access to the roof space by hatch and a window to the rear of the property. Doors lead into the bedrooms and bathroom.

#### **Bedroom One 12'9" x 9'10" (3.90m x 3.01m )**



A good sized double room that has a window to the

front of the property overlooking the countryside, radiator and a fitted wash hand basin with tiled splashback.

#### **Bedroom Two 12'0" x 9'10" (3.68m x 3.01m )**



The second double bedroom has a window to the front of the property with countryside views, built in cupboard for extra storage, also housing the hot water tank and added shelving.

#### **Bedroom Three 8'5" x 8'0" (2.58m x 2.44m )**



The third bedroom is currently used as a study/office and has a window to the side of the property.

## Bathroom



The bathroom suite comprises a panel bath with shower attachment and glazed shower screen, wash hand basin on a vanity unit and WC. Heated towel rail and glazed window to the rear of the property.

## To the Front



The front of the property is accessed over a tarmac driveway providing ample off road parking leading to the garage at the side of the house. The front gardens are elevated and are stocked with mature plants and shrubs.

## Detached Garage



The detached garage has two doors to the front, power and lighting.

## To the Rear



The property benefits from a wrap around paved pathway which has gated access out onto the main road. The extensive gardens are mainly laid to lawn with decorative hedge borders and mature fruit trees and there is a recently installed outbuilding with double doors and a large workshop with power and lighting laid on. There is also an additional gated parking space at the top of the garden that also gives access to the workshop.

## Aerial View



**Additional Photo**



**Additional Photo**



**Seating Area**



**Additional Photo**



**Additional Photo**



**Additional Photo**



### Village View



The elevated position of the property means that it enjoys fantastic, far reaching views over the village and Berwyn mountains and Tanat Valley beyond.

### Additional Photo



### Additional Photo



The property also benefits from a small triangular parcel of land located across the lane from the property, A gate gives access to this and it would make an ideal place to sit and relax and take in the views.

### Services

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

### 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 E.

### To Book a Viewing

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

### Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 2.00pm

### 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.

### Town and Country Services

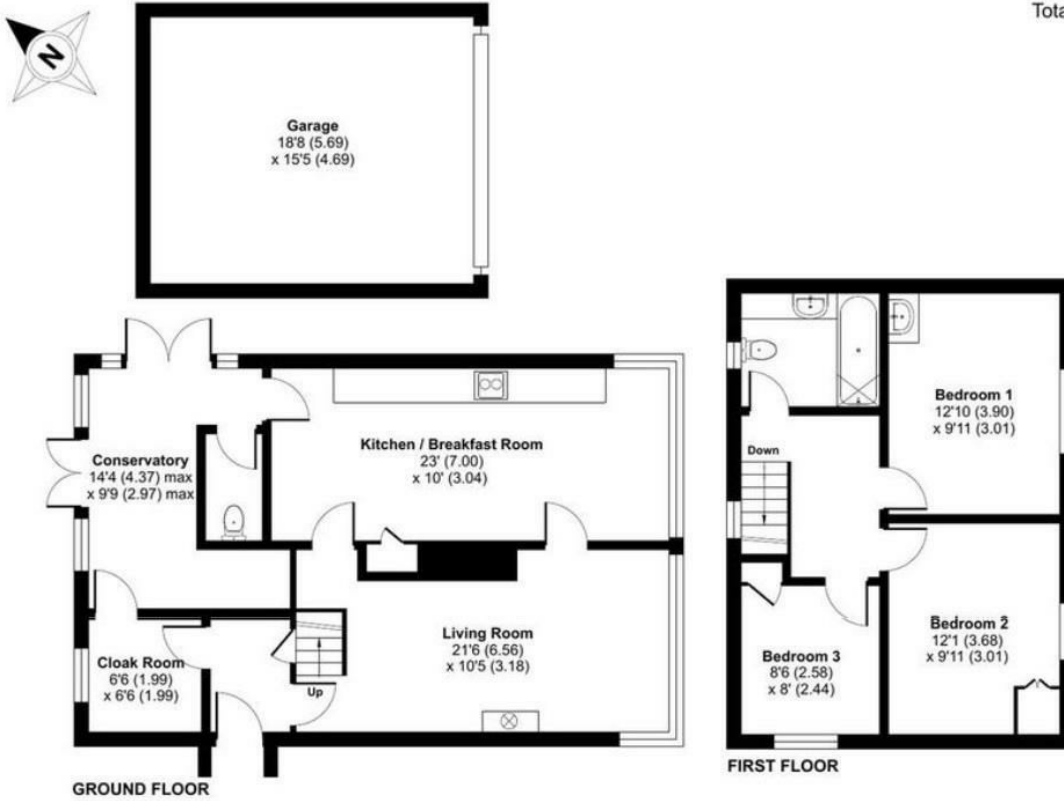
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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.

### 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.

# Floor Plan

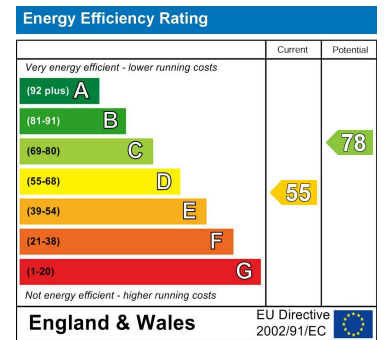
Approximate Area = 1166 sq ft / 108.3 sq m  
 Garage = 287 sq ft / 26.6 sq m  
 Total = 1453 sq ft / 134.9 sq m  
 For identification only - Not to scale



# Area Map



# Energy Efficiency Graph



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 must 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.

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