

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £275,000

9 Lon Maldwyn, Llansantffraid,  
Powys, SY22 6FH

🏠 3 Bedrooms

🚿 2 Bathrooms



# 9 Lon Maldwyn, Llansantffraid, Powys, SY22 6FH



## Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

### General Remarks

A well maintained three bedroom detached property situated within a quiet cul-de-sac of similar properties in the popular village of Llansantffraid. The property includes well designed internal living space alongside private rear gardens, off road parking provision and a single garage.

The property is warmed by oil fired central heating and is fully double glazed. The bedrooms are all good sized and include built in storage, while the master bedroom also includes en suite facilities. Early inspection is highly recommended by the sole selling agent.

**Location:** The property is set in the popular border village of Llansantffraid. The village centre is within easy walking distance and offers a host of amenities including village shops, post office, petrol station, public houses, restaurants and an excellent primary school. The village is also well placed for access to the larger towns of Oswestry, Welshpool, Shrewsbury and the City of Chester.

The village has an excellent bus service whilst the nearby train stations at Welshpool and Gobowen offer mainline train services. The area is renowned for its natural beauty with a number of recreational activities available in the surrounding Meifod Valley and Berwyn Mountains.

### Accommodation

A part glazed door at the front of the property leads into:

**Hall:** Radiator, stairs to first floor landing and door to:

**Lounge:** 15' 4" x 10' 5" (4.68m x 3.18m) Marble fireplace with space for electric fire. Radiator, TV/telephone points, understairs storage cupboard and door to:

**Dining Room:** 10' 5" x 7' 11" (3.18m x 2.42m) Plus bay window Bay window to rear with glazed doors to garden, radiator and opening into:

**Kitchen:** 10' 11" x 7' 5" (3.34m x 2.27m) Modern range of fitted base/eye level wall units with

worktops over and and stainless steel sink/drainers. Integrated oven with hob and extractor hood over. Integrated fridge and dishwasher. Tiled floor, part tiled walls and door to:

**Utility:** 5' 9" x 3' 10" (1.76m x 1.16m) Fitted wall units with worktop below. Space for washing machine, tiled floor, part glazed door to side and separate door to:

**Cloakroom:** 4' 9" x 3' 9" (1.46m x 1.15m) Low level flush w.c, wash hand basin, radiator and tiled floor.









**Stairs to first floor landing:** Access to loft space and airing cupboard housing pressurised hot water cylinder and slatted shelving. Doors off to:

**Bedroom 1:** 11' 8" x 10' 6" (3.55m x 3.21m)  
Radiator, TV point, two built in storage cupboards and door to:

**En Suite:** 7' 9" x 4' 9" (2.36m x 1.44m) plus recess Suite comprising shower cubicle with mixer shower, pedestal wash hand basin and low level W.C. Radiator, tiled walls and extractor fan.

**Bedroom 2:** 14' 4" x 8' 6" (4.37m x 2.58m) Built in wardrobe, separate built in storage cupboard and radiator.

**Bedroom 3:** 9' 2" x 6' 11" (2.80m x 2.12m)  
Radiator and built in wardrobe.

**Family Bathroom:** 6' 4" x 5' 6" (1.94m x 1.68m)  
Suite comprising panel bath with mixer shower over, wall mounted wash hand basin and concealed flush W.C. Radiator, tiled walls and extractor fan.

**Attached Garage:** 17' 8" x 7' 9" (5.38m x 2.37m)  
Worcester oil fired boiler, light/power facilities laid on, up/over door to driveway and pedestrian door to side.

**Outside:** The property includes a block paved driveway with adjacent lawns to the front. Pedestrian paths to the side lead to the landscaped gardens at the rear. These include a paved patio, slate chipped areas and barked beds with mature trees and shrubs. The gardens are bordered by brick walls with trellising.

**Council Tax Band:** Council Tax Band - 'E'.

**Local Authority:** Powys County Council.

**EPC Rating:** EPC Rating - Band 'C' (69).

**Services:** The property has mains electricity, water and drainage connections with a private oil fired central heating system.

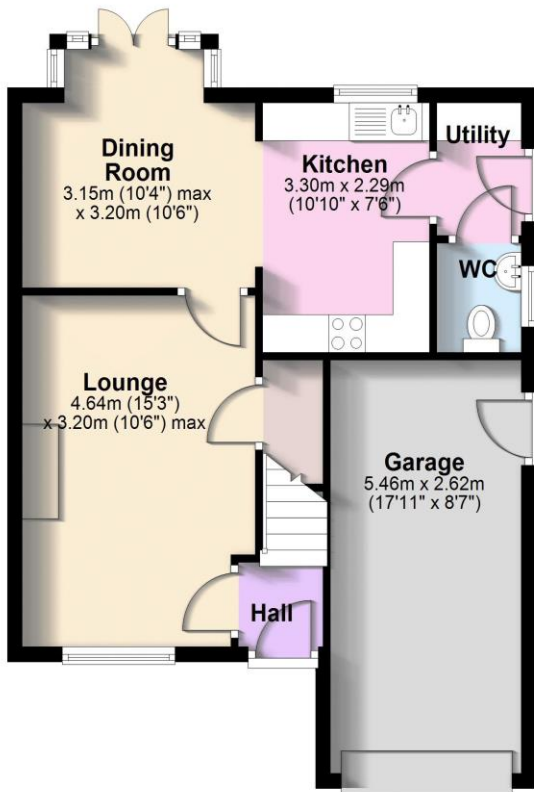
**Tenure:** We are informed that the property is freehold subject to vacant possession on completion.



**Directions:** From Oswestry take the A483 in the direction of Welshpool. Upon reaching the Llynclys crossroads (by The White Lion Pub) turn right signposted Llansantffraid. Continue along this road for approximately 2 miles before turning left signposted Llansantffraid. Proceed for approximately 2-3 miles into the village of Llansantffraid. As you pass the filling station, turn right at the roundabout onto Ffordd Spooney and follow the road upwards before turning right into Lon Maldwyn where the property will be found on the left hand side.

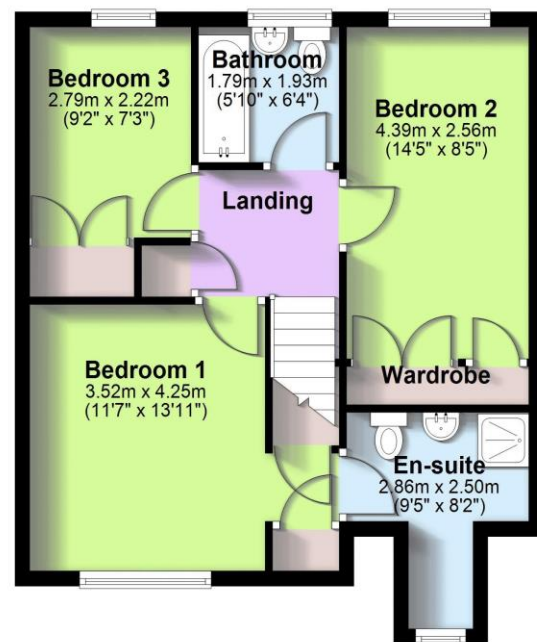
## Ground Floor

Approx. 55.0 sq. metres (591.5 sq. feet)



## First Floor

Approx. 48.8 sq. metres (525.0 sq. feet)



Total area: approx. 103.7 sq. metres (1116.5 sq. feet)

All measurements are approximate & for display purposes only.  
Plan produced using PlanUp.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.