

# 3 Malthouse Cottages Llansilin Oswestry SY10 7QB



3 Bedroom House - Terraced  
Offers In The Region Of £255,000

## The features

- GRADE II LISTED CHARACTERFUL HOME
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- PRINCIPAL BEDROOM WITH EN SUITE
- TWO FURTHER DOUBLE BEDROOMS
- VIEWINGS ESSENTIAL
- ENVIABLE VILLAGE LOCATION CLOSE TO AMENITIES
- KITCHEN/ DINING ROOM, UTILITY ROOM AND CLOAKROOM
- WELL APPOINTED BATHROOM
- ENCLOSED SHARED REAR COURTYARD
- PROPERTY EXEMPT FROM EPC



## \*\*\* STUNNING PERIOD GRADE II LISTED HOME \*\*\*

**An opportunity to purchase this three double bedroom Grade II listed stone cottage offering deceptively spacious living accommodation perfect for first time buyers, or those looking for extra space with easy lock up and leave home.**

**Occupying an enviable position in the heart of the self sufficient village of Llansilin with ease of access to a wealth of local amenities and the nearby Market Town of Oswestry.**

**Briefly comprising of Kitchen/ Dining Room, Utility Room and Cloakroom on the ground floor. The first floor benefits from spacious lounge and principal bedroom with en suite. The third floor benefits from two further double bedrooms and bathroom.**

**The property has benefit of character and period charm throughout, partial double glazing, rear courtyard and central heating.**

## Viewings essential

### Property details

#### LOCATION

The property occupies an enviable position in the heart of this popular village just 7 miles distant from the busy market Town of Oswestry where you will find a host of amenities and schools. Llansilin benefits from a public house and the most wonderful countryside walks.

#### KITCHEN/ DINING ROOM

Entrance door to the rear aspect leads into the Kitchen/ Dining Room on the ground floor. The kitchen has been attractively fitted with a range of base level units comprising of cupboards and drawers with granite work surface over. Space for aga style cooker withy extractor hood over. Partially tiled walls, further range of matching wall mounted units, exposed ceiling beams, slate flooring.

DINING AREA- With ample space for family dining table, window to the front aspect. Radiator.

#### UTILITY ROOM

Base level units with worktop over, space below for washing/ tumble dryer. Tiled flooring, one and a half bowl sink set into base level unit. Radiator, door leading into

#### CLOAKROOM

With WC and wash hand basin with tiled splashback. Housing oil fired boiler.

#### INNER HALLWAY

With door leading into the Kitchen/ Dining Room and Cloakroom. Staircase leads to the First Floor Landing. Window to the side aspect.

#### FIRST FLOOR LANDING

Staircase leads to the Second Floor Landing, window to the front and rear aspect. Door leading off,

#### LOUNGE

A well lit dual aspect room with window to the front and rear aspect. Feature fireplace with surround and hearth. Exposed ceiling beams, Radiator, tv and media point. Entrance door to the front aspect with staircase leading down to the road, wooden flooring, further door leading off,

#### PRINCIPAL BEDROOM

With window to the front aspect. decorative ceiling beam. Radiator, door leading into,

#### EN SUITE

With shower cubicle, WC and wash hand basin with partially tiled splashback. Radiator.

#### SECOND FLOOR LANDING

Stairs lead from the First Floor to the Second Floor Landing with window to the front aspect. Exposed ceiling beams, doors leading off,

#### BEDROOM 2

With window to the front aspect. Radiator. further door leads into Bedroom 3

#### BEDROOM 3

With window to the rear aspect. Radiator, door leading into Bedroom 2.

#### BATHROOM

With window to the rear aspect and suite comprising of panelled bath with shower head over, WC and wash hand basin.

#### OUTSIDE

To the front of the property there are concrete steps leading to and entrance door leading into the Lounge.

Side vehicle access leads into the shared rear courtyard with parking for one vehicle. Further entrance door leading into the Kitchen/ Dining Room.

#### GENERAL INFORMATION

##### TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

##### SERVICES

We are advised that mains electric, water and drainage are connected.

##### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B. again we would recommend this is verified during pre-contract enquiries.

##### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

##### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

##### REMOVALS

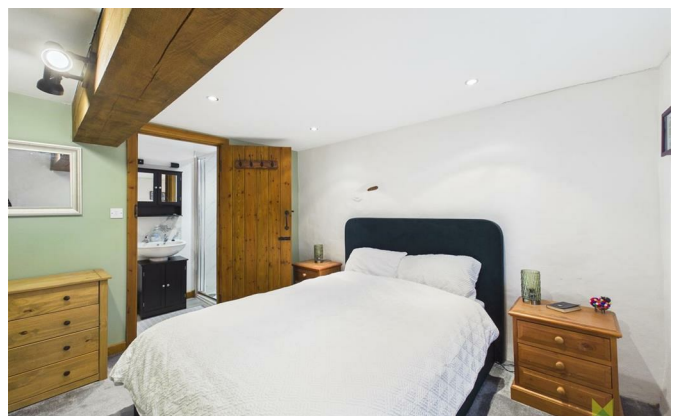
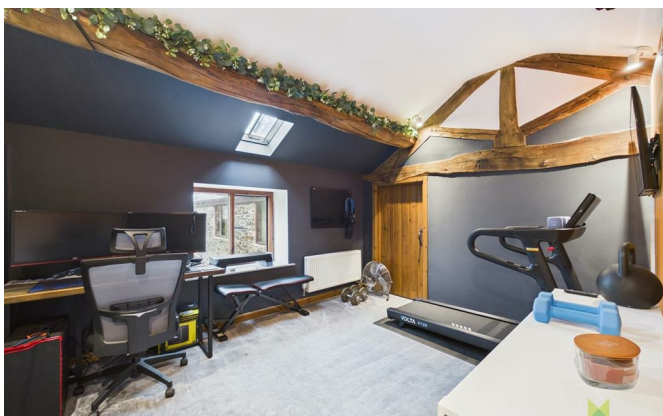
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

##### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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## Get in touch

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## We're available 7 days a week

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and what we are:

**Honest, Original, Motivated, Empathetic**

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