

# 5 Church View Llanfechain SY22 6UL



**3 Bedroom House**  
**Offers In The Region Of £260,000**

## The features

- CHARMING 3 BEDROOM PERIOD HOME
- ASPECT TO THE FORE OVER CHURCH YARD AND REAR OPEN FIELDS
- 2 BEDROOMS AND BATHROOM ON FIRST FLOOR
- ENCLOSED REAR GARDEN
- ENVIABLE VILLAGE LOCATION
- LOUNGE AND KITCHEN/DINING ROOM, CONSERVATORY
- SECOND FLOOR BEDROOM/HOME OFFICE
- VIEWING HIGHLY RECOMMENDED



### \*\*\* 2/3 BEDROOM PERIOD HOME WITH VIEWS \*\*\*

**An excellent opportunity to purchase this period home which has been improved and provides great versatility of space with the converted attic which provides an additional Bedroom, Home Office or Studio.**

**Occupying an enviable position in the heart of this popular village with a lovely aspect to the fore over the Church and to the rear open countryside. For commuters there is ease of access to the nearby market Town of Oswestry.**

**The accommodation briefly comprises Lounge, Kitchen/Dining Room, Conservatory, 2 Bedrooms and Bathroom on the First Floor and Bedroom/Home Office/Studio on the Second Floor.**

**The property has the benefit of double glazing, central heating and enclosed rear garden bordered by farmland with open views.**

**Viewing recommended and no upward chain.**

### Property details

#### LOCATION

##### LOUNGE

Covered entrance with recently fitted composite door opening to the Lounge having window to the front with aspect over the church grounds. Chimney breast recess with gas fire, media point, wooden floor covering, radiator.

##### KITCHEN/DINING ROOM

A good sized room fitted with range of units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances. Chimney breast recess housing oven and hob with lintel over, eye level wall units and complementary shelving, oil central heating boiler, tiled floor, radiator. Window and door to

##### CONSERVATORY

with tiled floor and double doors opening to the garden.

##### FIRST FLOOR LANDING

Staircase leads to the First Floor Landing, radiator and off which lead

##### BEDROOM 1

with window to the front with lovely aspect over the Church grounds, radiator.

##### BEDROOM 2

with window to the rear with outlook over the garden and open fields beyond, radiator.

##### BATHROOM

attractively fitted with modern suite comprising panelled bath with mixer taps and plumbing installed over for direct mixer shower, wash hand basin set into vanity with storage beneath, WC. Window to the side.

##### SECOND FLOOR BEDROOM/HOME OFFICE

Enclosed staircase continues from the Landing to the Second floor and this great versatile room which has velux roof light providing far reaching views, useful undereaves storage, radiator.

#### OUTSIDE

To the front is a forecourt area which can provide parking. Side pedestrian access leads around to the Rear Garden which is laid to paved terrace and lawn with flower and shrub beds and enclosed with wooden fencing. There is a lovely aspect to the rear over open countryside.

#### 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 water, sewage and electric are connected. There is oil tank central heating and bottled gas.

##### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - 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.

## 5 Church View, Llanfechain, SY22 6UL.

3 Bedroom House

Offers In The Region Of £260,000





## Judy Bourne

Director at Monks

[judy@monks.co.uk](mailto:judy@monks.co.uk)

## Get in touch

Call. 01691 674567

Email. [info@monks.co.uk](mailto:info@monks.co.uk)

Click. [www.monks.co.uk](http://www.monks.co.uk)

## Oswestry office

16 Church Street, Oswestry,  
 Shropshire, SY11 2SP

## We're available 7 days a week

HOME – four words that define who,  
 and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.