

2 Maes Cedwyn Llangedwyn Oswestry SY10 9JS



3 Bedroom House - Terraced
Offers In The Region Of £210,000

The features

- TWO BEDROOM MID TERRACED FAMILY HOME
- LOUNGE & KITCHEN/ BREAKFAST ROOM
- TWO GOOD SIZED DOUBLE BEDROOMS
- DRIVEWAY WITH OFF ROAD PARKING FOR MULTIPLE VEHICLES
- VIEWINGS ESSENTIAL
- OPPORTUNITY TO CONVERT TO THREE BEDROOMS
- PANTRY, STORAGE/ PLAY ROOM WITH PLUMBING
- FURTHER MULTI USE ROOM AND FAMILY BATHROOM
- GOOD SIZED ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING " D



***** VERSATILE FAMILY HOME WITH LARGE GARDEN *****

An opportunity to purchase this versatile three bedroom terraced home with opportunity for further development/ extension. Having the added benefit of being offered for sale with no onward chain.

Ideally located in the heart of Llangedwyn approximately five miles from Llanfyllin and ten miles from the Market Town of Oswestry.

Briefly comprising of Entrance Hallway, Lounge, Kitchen, Pantry, Versatile Playroom/ Storage, Three Bedrooms, further multi purpose room and Bathroom

Having the benefit of central heating, double glazing, driveway with off road parking and enclosed rear garden.

Viewings Essential

Property details

LOCATION

Located in the charming village of Llangedwyn, this property enjoys a peaceful rural setting while remaining well-connected to local amenities and attractions. The village itself offers a welcoming community atmosphere, with a popular primary school, a village hall. Just a short drive away, the market town of Oswestry provides a wider range of shops, supermarkets, restaurants, and healthcare services. For outdoor enthusiasts, the nearby Tanat Valley and Berwyn Mountains offer stunning countryside walks, cycling routes, and scenic views. Excellent road links connect the area to Welshpool and Shrewsbury, making it ideal for commuting while enjoying the tranquillity of the countryside.

RECEPTION HALLWAY

Entrance door from the driveway leading into the Entrance Hallway with staircase leading to the First Floor Landing. Window to the front aspect.. Radiator, laminate flooring, doors leading off,

LOUNGE

With French doors to the rear aspect leading out to the Rear Garden. Feature media wall with electric fire, space for television and alcove shelving, laminate flooring. Radiator.

KITCHEN

The kitchen has been attractively fitted with a modern range of high gloss fronted base level units comprising of cupboards and drawers with work surface over. Single drainer composite sink set into base level unit. Integrated oven/ grill and microwave, inset four ring electric hob with extractor hood over, space beneath work surface for washing machine, integrated fridge/ freezer with matching fascia panels. Further range of matching wall mounted units.

Peninsular divide with overhang for seating. Window to the rear aspect, partially tiled walls and laminate flooring.

PANTRY CUPBOARD

With window to the front aspect, shelving.

GROUND FLOOR BEDROOM

With window to the front aspect, tiled flooring. Radiator. Formally the cloakroom with capped off water connections providing the versatility to be converted to cloakroom/ utility room.

FIRST FLOOR LANDING

Stairs lead from the Entrance Hallway to the First Floor Landing with window to the front aspect, access to loft space and doors leading off,

BEDROOM 1

Double bedroom with window to the rear aspect. Fitted wardrobe and radiator.

BEDROOM 2

Double bedroom with window to the front and rear aspect. Door opening to airing cupboard housing hot water immersion tank. Radiator

MULTI USE ROOM

Currently used as a third bedroom, fitted wardrobe. Radiator- Having the potential to be converted to a three bedroom subject to adding a window.

FAMILY BATHROOM

With suite comprising of panelled bath with shower head over, WC and wash hand basin with complimentary tiled splash back. Window to the front aspect, vinyl flooring and radiator.

OUTSIDE

To the front of the property there is a driveway providing off road parking for several vehicles and leading upto the Entrance door.

The rear garden has paving stones leading from the Lounge out to the paved seating area perfect for entertaining with family and friends, pathway leads down the property to a further paved seating area, large area laid with artificial grass, two brick built storage sheds with power and lighting. Enclosed with fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold..

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

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

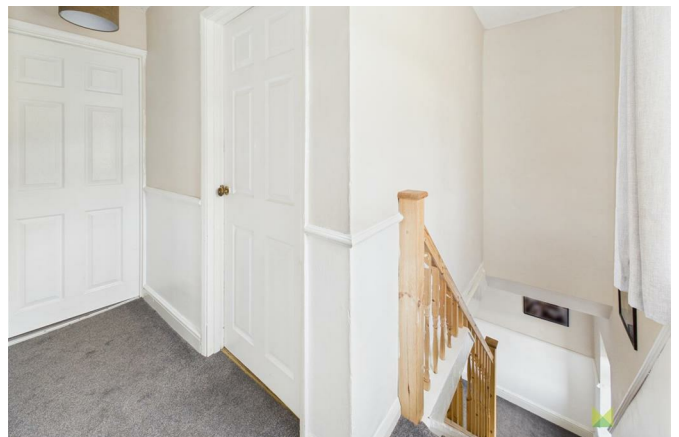
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

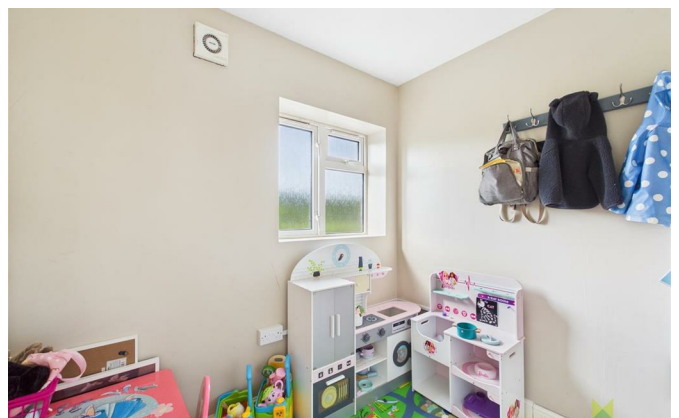
REMOVALS

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

NEED TO CONTACT US

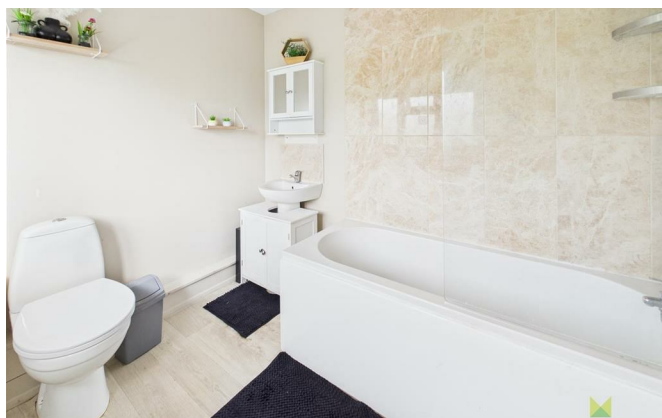
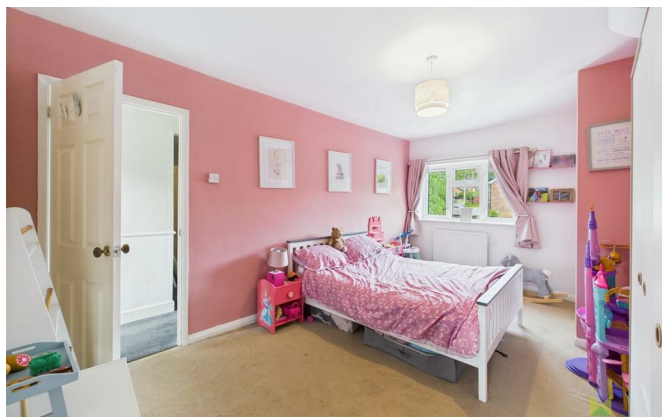
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





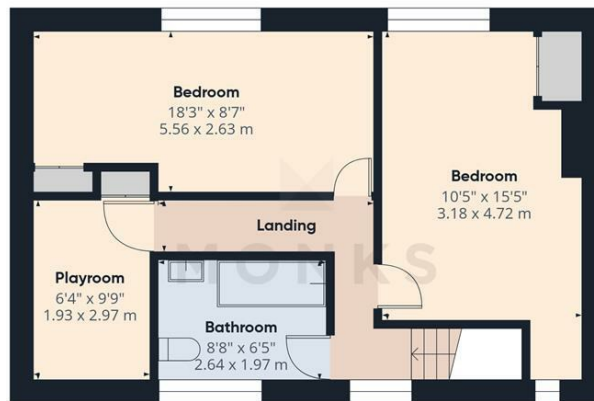
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Floor 0



Floor 1

Approximate total area⁽¹⁾

921 ft²
85.7 m²

Reduced headroom

10 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

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