

# Orchard House Llandrinio Llanymynech SY22 6SB



4 Bedroom House - Detached  
Offers In The Region Of £295,000

## The features

- DOUBLE FRONTED FOUR BEDROOM FAMILY HOME
- ENTRANCE HALL, LOUNGE, DINING ROOM, CONSERVATORY
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- LARGE DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- ENVIABLE VILLAGE LOCATION WITH AMENITIES
- SPACIOUS KITCHEN, UTILITY ROOM AND CLOAKROOM
- THREE FURTHER BEDROOMS AND FAMILY BATHROOM
- ENCLOSED REAR AND FRONT GARDEN
- ENERGY PERFORMANCE CERTIFICATE 'E'



\*\*\* DOUBLE FRONTED DETACHED FAMILY HOME \*\*\*

An opportunity to purchase this spacious four bedroom mature detached double fronted family home perfect for the growing family or those who work from home. Offering some scope for modernisation and offered for sale with no onward chain.

Occupying a truly enviable position being a short stroll from the village amenities and ease of access to the nearby Towns of Welshpool and Oswestry.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Conservatory, Kitchen, Utility Room and Cloakroom, Principal Bedroom with En suite, Three Further Bedrooms and Family Bathroom.

Having benefit of oil central heating, good sized driveway with parking for numerous vehicles, garage and enclosed front and rear gardens.

Viewings essential.

## Property details

### LOCATION

Occupying a truly enviable position, situated in the sought-after village of Llandrinio. The village boasts a wealth of amenities including a garage and convenience store, a public house, and a church. The nearby village of Four Crosses provides additional amenities, and the larger towns of Oswestry (9 miles), Welshpool (6.5 miles) and Shrewsbury (15 miles) offer a wide range of services such as shops, schools, supermarkets and train stations. The property is also conveniently close to the motorway network making it an ideal location for commuters.

### ENTRANCE HALL

Covered entrance with entrance door leading into the Reception Hall, staircase leading to the First Floor Landing. Doors leading off either side.

### LOUNGE

A dual aspect room with window to the front aspect and French doors leading into the conservatory at the rear aspect. Feature electric fire. Laminate flooring. Radiator

### DINING ROOM

with window to the front aspect, laminate flooring. Access to under stairs storage. Radiator, door leading into,

### KITCHEN/ BREAKFAST ROOM

fitted with range of cream fronted shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and fridge/freezer with matching fascia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and matching eye level wall units, tiled floor, radiator, window and door to the side.

### CONSERVATORY

Being of brick based and sealed unit, French doors leading out to the Rear Garden. Power sockets.

### UTILITY ROOM

With base level cupboards with work surface over, space below work surface for washing machine. Further range of wall mounted units, wall mounted combination boiler. Door leading out to the Rear Garden and further door leading out to the driveway.

### CLOAKROOM

With WC and wash hand basin. Window to the rear aspect.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to the loft space, window to that aspect. Doors leading off,

### PRINCIPAL BEDROOM

Double bedroom with window to the side aspect. Fitted wardrobe space, door leading into,

### EN SUITE

With suite comprising of shower cubicle, WC and wash hand basin. Partially tiled walls and vinyl flooring.

### BEDROOM 2

Double bedroom with window to the front aspect, fitted wardrobe space. Radiator

### BEDROOM 3

Double bedroom with window to the front aspect. Radiator.

### BEDROOM 4

With window to the side aspect, fitted wardrobe. Radiator.

### FAMILY BATHROOM

Suite comprising of large shower cubicle with electric shower head over. WC and wash hand basin. Window to the rear aspect, tiled walls and tiled flooring. Heated towel rail.

### GARAGE

With up and over door to the front. Power and access to the side.

### OUTSIDE

To the front of the property there is a large gravel driveway providing ample off road parking for several vehicles. Enclose with fencing and hedges

The Rear Garden has a paved patio area perfect for entertaining, area laid with lawn and bordered by flower border with established shrubs. Enclosed with fencing and hedges.

### 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. Oil tank to the rear.

#### COUNCIL TAX BANDING

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

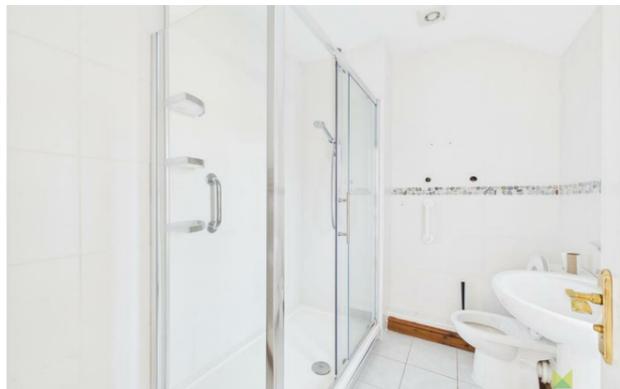
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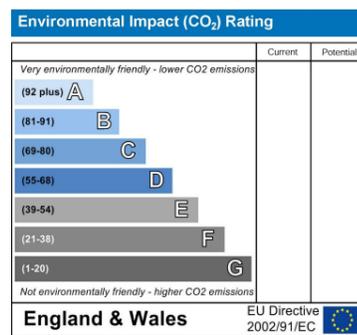
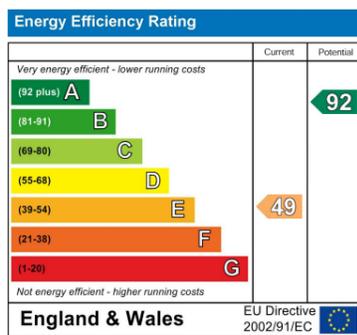
**Oswestry office**

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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**



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