2 Hafan Y Dorlan
Llanrhaeadr Ym Mochnant
SY10 0LW

MONKS

2 Bedroom House - End Terrace
Offers In The Region Of £180,000

The features

- WELL PRESENTED TWO BEDROOM HOME
- PERFECT FOR FIRST TIME BUYERS
- LOVELY FITTED KITCHEN WITH APPLIANCES
- CONTEMPORARY SHOWER ROOM
- VIEWINGS ESSENTIAL
- ENVIABLE POSITION IN POPULAR VILLAGE
- GOOD SIZED LOUNGE AND DINING ROOM
- TWO GOOD SIZED DOUBLE BEDROOMS
- DRIVEWAY AND ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING ' '

***** IMMACULATELY PRESENTED 2 BEDROOM HOME *****

An opportunity to purchase this beautifully presented two bedroom home offering deceptively spacious living, perfect for first time buyers and downsizers.

Occupying an enviable position in this popular village location, with ease of access to the nearby Market Towns of Welshpool and Oswestry which both offer a wealth of amenities.

Briefly comprising of Reception Hall, Lounge, Dining room, fitted Kitchen with appliances, 2 Double Bedrooms and Shower Room.

The property has benefit of driveway with ample off road parking, double glazing and enclosed easy maintenance rear garden.

Viewings essential

Property details

LOCATION
The property occupies an enviable position on the edge of this popular village approximately 14 miles from the thriving market town of Oswestry. Llanrhaeader is a self sufficient village with primary school, doctors surgery, supermarket and stores along with restaurant and public houses. There are fabulous walks on hand amid some of the finest Welsh countryside.

RECEPTION HALL
Entrance door with outside light point, opening to Reception Hall, window to the side, storage heater.

LOUNGE
with window overlooking the front, wooden fire surround with marble inset and hearth housing coal effect fire, media point, storage heater. Useful under stairs storage cupboard. Opening to

DINING ROOM
with window to the rear, storage heater.

KITCHEN
Modern range of grey fronted shaker style units incorporating twin undermount deep glazed sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with solid wood worksurfaces over with space beneath for washing machine. Inset 4 ring hob with extractor hood over and built in oven and grill with cupboards above and below. Built in fridge freezer with matching facia panels and range of eye level wall units. Wooden effect flooring, window and door to the garden.

FIRST FLOOR LANDING
From the Reception Hall staircase leads to First Floor Landing with Airing Cupboard and access to roof space.

BEDROOM 1
With window to the front, built in double wardrobe and deep storage cupboard. Storage heater.

BEDROOM 2
With window to the rear, built in double wardrobe, storage heater.

SHOWER ROOM
Suite comprising of large shower cubicle with glazed shower screen, wash hand basin and WC suite. Complementary tiled surrounds, heated towel rail, window to the rear.

OUTSIDE
The property is set back from the road and approached over pathway which is flanked to either side by lawn. Side pedestrian access to the enclosed Rear Garden which is laid to paved and gravelled areas for ease of maintenance and enclosed with wooden fencing. Further area laid with gravel for ease of maintenance to the rear of the fencing. Outside light point.

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, drainage and electricity 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 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 hom

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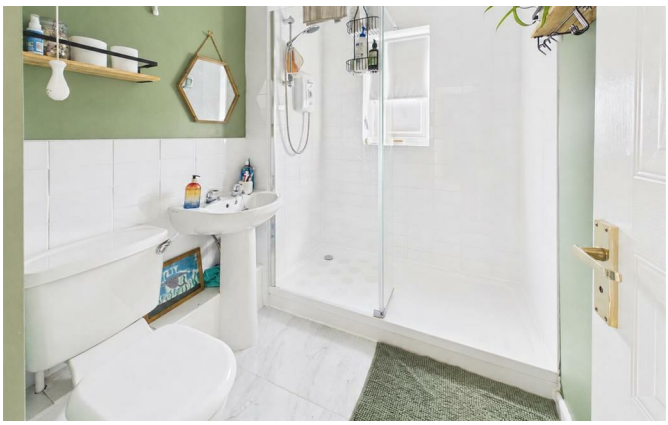

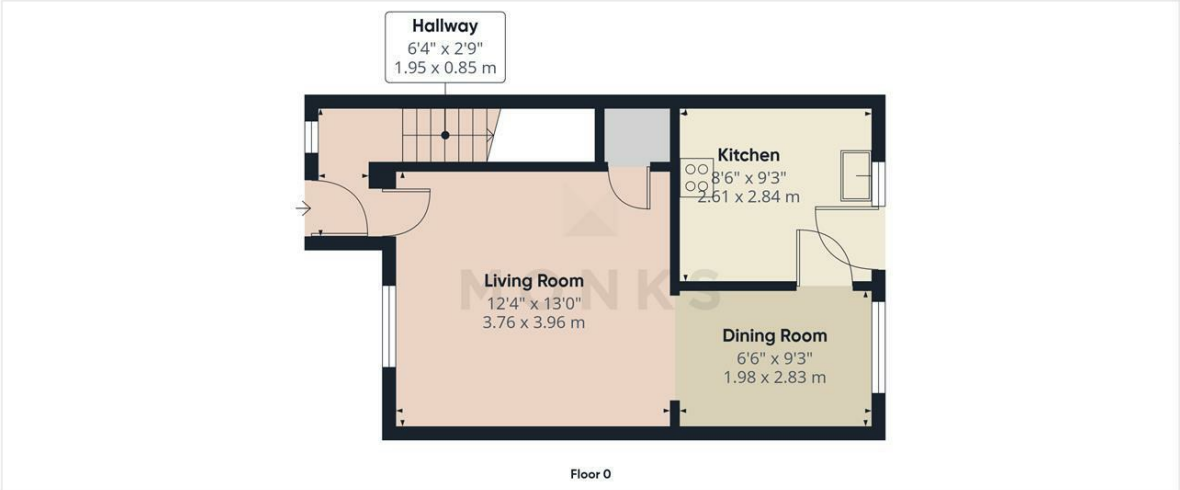

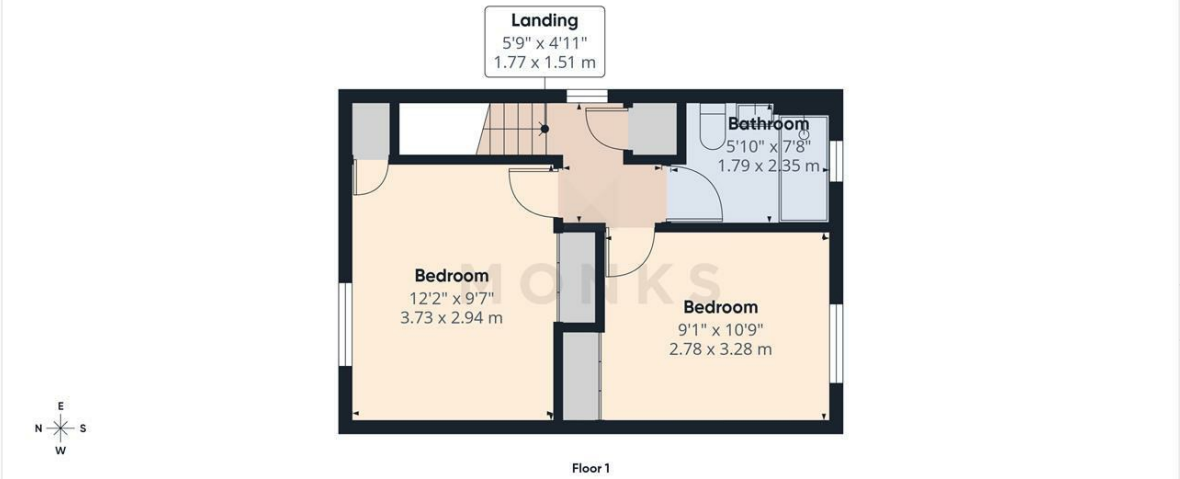

MONKS

Approximate total area(1)
677 ft²
62.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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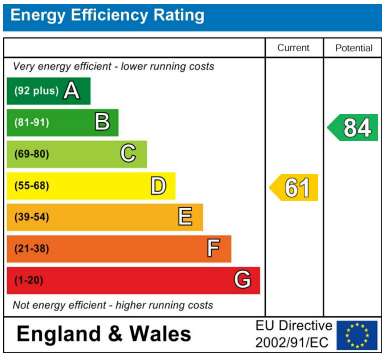

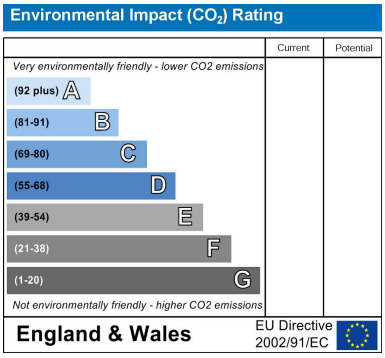

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Oswestry office

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, **O**riginal, **M**otivated, **E**mpathetic

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.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.