

2 Ffordd Spoonley Llansantffraid SY22 6FB



6 Bedroom House - Detached
Offers In The Region Of £385,000

The features

- THREEE STORY DETACHED FAMILY HOME
- FURTHER THREE DOUBLE BEDROOMS
- LARGE OPEN PLAN KITCHING/ DINING ROOM
- ANNEX WITH DOUBLE BEDROOM, SHOWER ROOM, OPEN PLAN LOUNGE/ DINING/ KITCHEN
- VIEWINGS HIGHLY RECOMMENDED
- 2 DOUBLE BEDROOMS WITH ENSUITE
- DETACHED ONE BEDROOM ANNEXE
- LARGE LOUNGE WITH FEATURE FIREPLACE
- OFF ROAD PARKING FOR FOUR VEHICLES



***** SPACIOUS 5 BED DETACHED FAMILY HOME WITH ANNEXE ******

The perfect home for today's modern lifestyle with flexibility of living over 3 floors and with the added benefit of a self contained Annexe.

Occupying an enviable position on the edge of Llansantffraid providing easy access to Oswestry, Shrewsbury and Welshpool.

The accommodation which must be viewed to be fully appreciated, briefly comprises Reception Hall, impressive Through Lounge, excellent open plan Living/Dining/Kitchen, Utility and Cloakroom. On the First Floor the excellent principal Bedroom with en suite, Guest Bedroom with en suite, double Bedroom and Bathroom with an additional 2 double Bedrooms and Shower Room on the Second Floor.

The property has the added benefit of central heating, double glazing, parking and detached self contained Annexe suitable for a variety of uses including Air B&B, Studio/Home Office or relative accommodation.

VIEWING HIGHLY RECOMMENDED

Property details

LOCATION

Occupying an enviable position on the edge of Llansantffraid providing easy access to Oswestry, Shrewsbury and Welshpool. The village of Llansantffraid has a school, petrol station, convenience stores, public houses, shops, veterinary surgery and restaurant. Easy access to the larger market towns of Oswestry and Llanfyllin which are located approximately 8 miles in either direction where there is a wider selection of schools, shopping and leisure facilities. Llanfyllin is ideally situated for accessing the main road networks yet offers delightful countryside living.

RECEPTION HALL

Entrance through double glazed uPVC door, into Entrance Hallway with parquet flooring, under stairs storage area, stairs leading to First Floor Landing, Radiator.

CLOAKROOM

with suite comprising wc, corner hand wash basin, with parquet flooring. Radiator

IMPRESSIVE THROUGH LOUNGE

A lovely light dual aspect lounge naturally well lit by window to the front and double glazed uPVC French Doors leading to Rear Garden, wooden flooring. Feature fireplace with coal effect fire and fire surround, media point, radiators.

OPEN PLAN LIVING/DINING/KITCHEN

Versatile open plan Kitchen/ Dining Room perfect for growing families and those who love to entertain. The Kitchen is fitted with a range of base level cream fronted shaker style units comprising cupboards and drawers with solid worksurfaces over and inset dishwasher with matching fascia panels, space for washing machine and recess housing Belling cooking range with extractor hood over. Matching range of eye level wall units and ample space for fridge/freezer. Windows to the side and rear, tiled flooring.

The Living/Dining area has window to the front, wooden floor covering, radiator.

UTILITY ROOM

Fitted wall and base level units with single drainer sink and mixer tap, tiled flooring, space for appliances, Oil boiler, and door leading to Rear Garden.

FIRST FLOOR LANDING

Stairs leading to First Floor landing, Airing Cupboard housing hot water cylinder and off which lead

PRINCIPAL BEDROOM

An excellent sized room with two windows overlooking the front, media point, radiator.

EN SUITE

A well appointed room with With walk in shower cubicle, panelled bath, WC and wash hand basin,. Heated towel rail/ Radiator and window to the rear.

GUEST BEDROOM

Another good sized Double Bedroom with double windows overlooking the front. Decorative wood panelling to feature wall Radiator, door leading to,

EN SUITE SHOWER ROOM

With shower cubicle, W.C, wash hand basin. Heated towel rail/ Radiator.

BEDROOM 3

Another spacious double room with 2 windows overlooking the rear. Radiator.

FAMILY BATHROOM

with suite comprising panelled bath with shower head over, W/C, wash hand basin. Tiled walls, radiator.

SECOND FLOOR LANDING

Staircase continues to the Second Floor off which lead

BEDROOM 4

Double bedroom with windows overlooking front and rear, Radiator.

BEDROOM 5

Double bedroom with windows overlooking front and rear. Radiator.

SHOWER ROOM

with suite comprising shower cubicle, W/C, wash hand basin. Heated towel rail.

ANNEXE/HOME OFFICE

This excellent detached unit offers great flexibility of use, ideal for a home office, studio/hobbies room or annexe ideal for relative or Air B&B and which benefits from its own separate access. The accommodation briefly comprises Open plan Lounge/ Dining with floor to ceiling windows providing a light open space including Lounge/Dining Area, attractive Kitchen, Bedroom and Shower Room.

OUTSIDE

To the front the property has been designed for ease of maintenance and being laid to block paving provides ample parking and hardstanding for cars.

Side pedestrian access to the good sized rear garden which is laid to paved sun terrace and good sized lawned area which is enclosed with fencing and brick walling and provides a good level of privacy.

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 all main services are connected.

COUNCIL TAX BANDING

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

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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

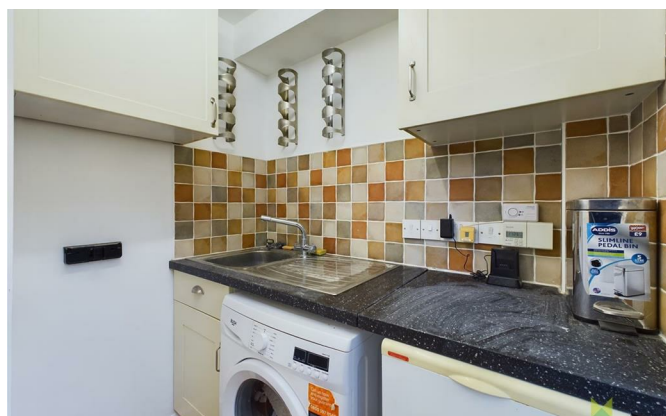
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





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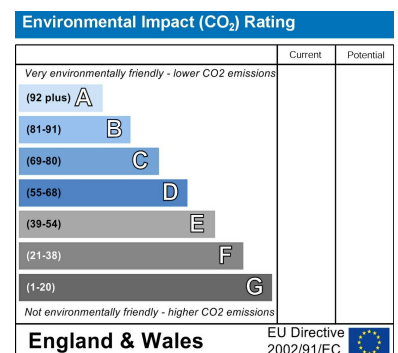
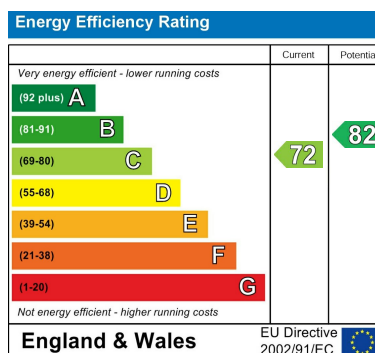
Oswestry office

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



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