

MORRIS MARSHALL POOLE

3 Orchard Croft

Llandrinio, Llanymynech, Powys, SY22 6US

Asking Price: £315,000

3 Orchard Croft offers an excellent opportunity to acquire a thoughtfully laid out and well-maintained detached bungalow, ideally positioned within a quiet cul-de-sac setting in a popular village location. The village itself benefits from a strong range of everyday amenities including a shop, petrol station, post office and community centre, whilst remaining within easy commuting distance of the market towns of Welshpool, Oswestry and Shrewsbury.

The accommodation is entered via a Covered Porch leading into a welcoming 'L' Shaped Reception Hall, providing a sense of space and practicality with a cloaks cupboard, additional storage cupboard, and an airing cupboard fitted with slatted shelving.

The Principal Reception space comprises a generously proportioned 'L' Shaped Lounge and Dining Area, accessed via glazed double doors from the Hallway. This bright and inviting room features a contemporary electric fire suite, complemented by both wall and ceiling light points, and benefits from French doors opening directly onto the rear garden, creating an ideal setting for both everyday living and entertaining.

The Kitchen is fitted with a modern range of wall and base units, incorporating a stainless steel one-and-a-half bowl sink, integrated eye-level double oven and ceramic hob, along with space and plumbing for further appliances. A side door provides convenient external access.

There are three well-proportioned Bedrooms, all benefitting from built-in wardrobes. The Principal Bedroom enjoys the added advantage of an En-Suite Shower Room, fitted with an electric shower, pedestal wash basin and low-level WC. The remaining Bedrooms are served by a neatly presented, half-tiled Family Bathroom comprising a three-piece suite.









- Spacious Three Bedroom Detached Bungalow with well-balanced Accommodation
- Light filled 'L' Shaped Lounge/Dining Room with French doors to the garden
- Modern Fitted Kitchen with Integrated Appliances and external access
- Principal Bedroom with built-in wardrobes and En-Suite Shower Room
- Private Landscaped rear Garden with patio and fruit trees
- Ample parking via a long Driveway and Garage with electric door
- Energy Efficiency Rating: 72 (C) (Expires: 15/04/2035)







OUTSIDE

Externally, the property is approached over an open-plan front garden with a long brick-paved driveway providing ample off-road parking and leading to a Garage with an electric up-and-over door. The Garage also houses the Oil-fired central heating boiler and offers additional utility space, with plumbing and a rear personnel door.

Gated access to both sides leads to the attractively landscaped rear garden, which is level, enclosed and designed for ease of maintenance. A paved patio adjoins the rear of the property, ideal for outdoor dining, with a lawned garden beyond interspersed with fruit trees and well-stocked borders. The garden enjoys a good degree of privacy, creating a peaceful and sheltered outdoor space.

SERVICES

Mains electricity, Water, Drainage, Oil fired central heating. **N.B.** The services, appliances and flues have not been tested and no warranty is provided with regards to their condition.

COUNCIL TAX

Band 'E' (Powys County Council).

TENURE

Freehold.

DIRECTIONS

From Welshpool, proceed North on the A483 towards Oswestry. After approximately 6 miles, turn right onto the B4393 signposted for Llandrinio and Shrewsbury. On passing the petrol filling station and convenience store, take the first left into Meadow Croft, where No 3 will be located on the left hand side of the development.

What3words://special.winds.rewrites

LAND REGISTRY NUMBER

CYM204192

VIEWING & NEGOTIATIONS

All interested parties are respectfully requested to communicate directly with the Selling Agents.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due-diligence.

MORTGAGE SERVICES

Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

FLOOD RISK (PER NRW)

Flooding from rivers - very low risk - risk less than 0.1% chance each year.
Flooding from the sea - very low risk - risk less than 0.1% chance each year.
Flooding from surface water and small watercourses - very low risk - risk less than 0.1%chance each year.

BROADBAND AND MOBILE SIGNAL

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker































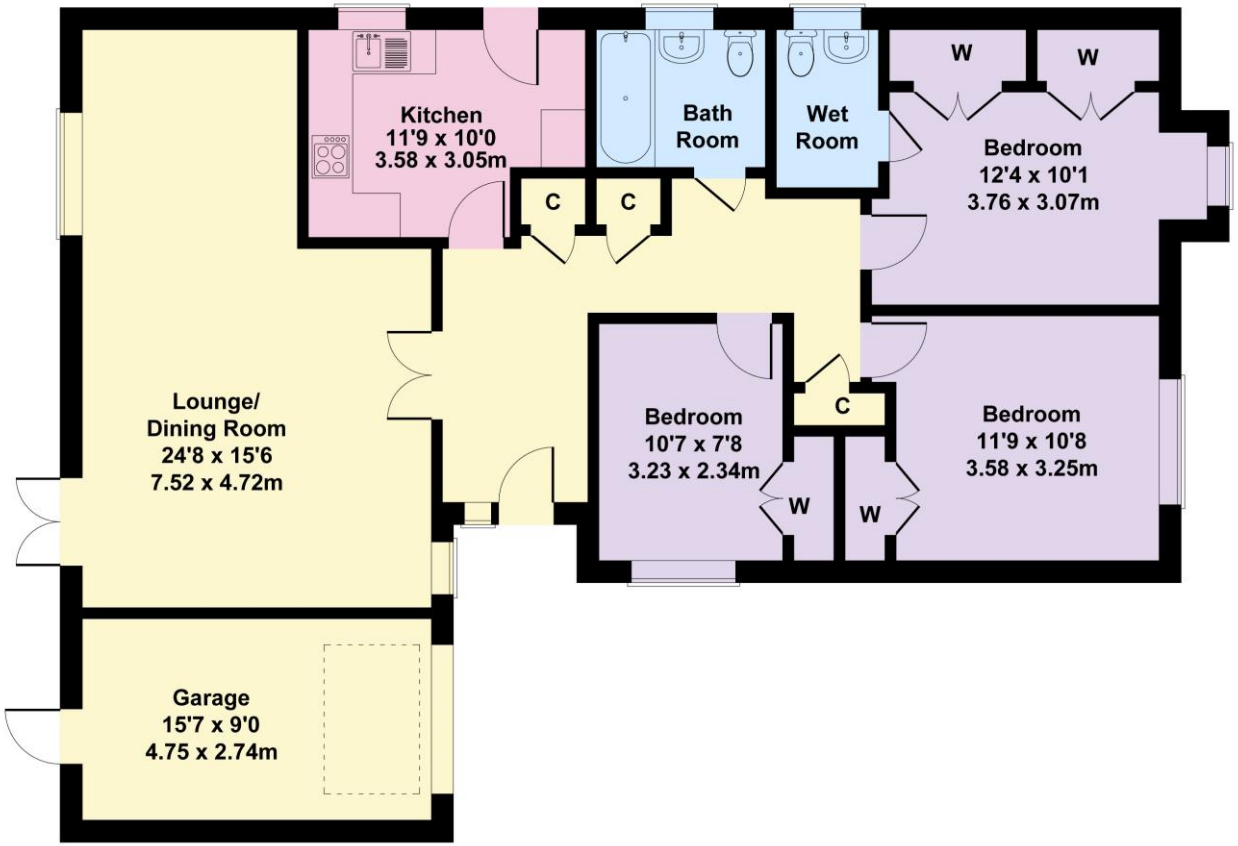




FLOORPLANS

3 Orchard Croft, Llandrinio

Approximate Gross Internal Area
1313 sq ft -122 sq m



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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