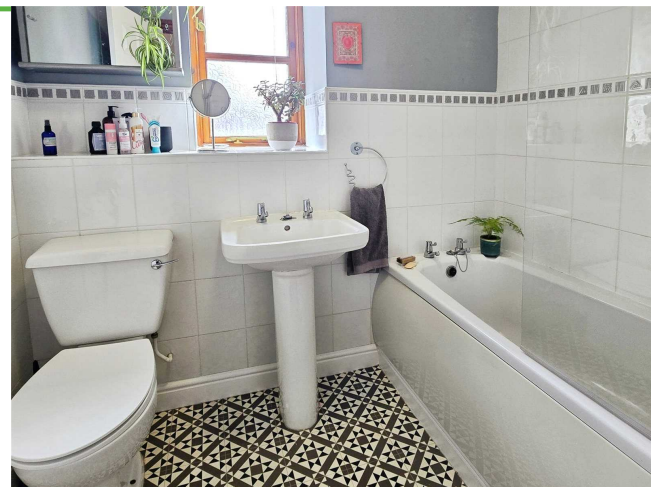




Orchard Croft, Llandrinio,
Llanymynech, Powys, SY22

Asking Price: £240,000

Tenure: Freehold



your-move.co.uk

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Council Tax Band: C
EPC Rating: C
Local Authority: Powys County Council

Other important information which you will need to know about this property can be found at your-move.co.uk

IDEAL FAMILY HOME in SOUGHT AFTER VILLAGE LOCATION - Built by renowned local builder, Pickstock Homes, this well maintained, 3 bedroom semi detached house is perfect for first time buyers or a small family and benefits from an attractive, south west facing corner plot rear garden, dining kitchen and parking for 2 cars. In addition, the property benefits from oil fired radiator central heating and double glazing.

Description

Immaculate Semi Detached Family Home - Sought After Village Development - Three Bedrooms - Corner Plot Gardens - The accommodation comprises: Entrance Hall with Study Area; Cloakroom; Living Room; Dining Kitchen; First Floor: Three Bedrooms; Bathroom; Outside: Front Garden; Side Driveway; Rear Garden. EPC Grade Awaited.

Location

Llandrinio is a popular village with good local facilities, including a nearby primary schools, garage and shop with additional facilities in Shrewsbury, Oswestry & Welshpool.

Directions

From Oswestry take the Welshpool road, proceeding through Pant & Llanymynech and at the end of the Four Crosses bypass take the 1st exit off the roundabout. Continue to the T junction and turn right and and after leaving the village at the next T junction, turn left for Shrewsbury. On entering Llandrinio, take the left turn after the garage onto Orchard Croft then next left.
What 3 Words: UNRAVEL.WINK.HYDRATION

Entrance Lobby

Decorative double glazed door.

Entrance Hall

A spacious hallway with space for a study area, double cloaks cupboard, stairs to first floor.

Cloakroom

Comprising WC, wash basin, extractor, radiator.

Living Room

14'4" x 10'10" (4.37m x 3.3m)
Feature fireplace, radiator, double glazed window.

Dining Kitchen

10'1" x 9'10" (3.07m x 3m)
Fitted in a range of base & wall units, comprising sink unit with mixer taps, built in oven & hob, extractor over, plumbing for washing machine, oil fired boiler, radiator, double glazed window & door into rear garden.

First Floor

Bedroom 1

9'6" x 9'6" (2.9m x 2.9m)
Radiator, double glazed window.

Bedroom 2

10'4" x 7'6" (3.15m x 2.29m)
Built in wardrobe, radiator, double glazed window.

Bedroom 3

10'3" x 7'2" (3.12m x 2.18m)
Built in wardrobe, radiator, double glazed window.

Bathroom

Comprising WC, wash basin, bath with shower over, radiator, double glazed window.

Outside

Front Garden

Laid to lawn with side driveway.

Rear Garden

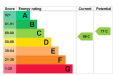
Being a main feature of the property, the south west facing corner plot, sun trap rear garden has a wealth of flowers & shrubs, with a central lawn, water feature, shed, gated side access and oil tank.

Agents Note

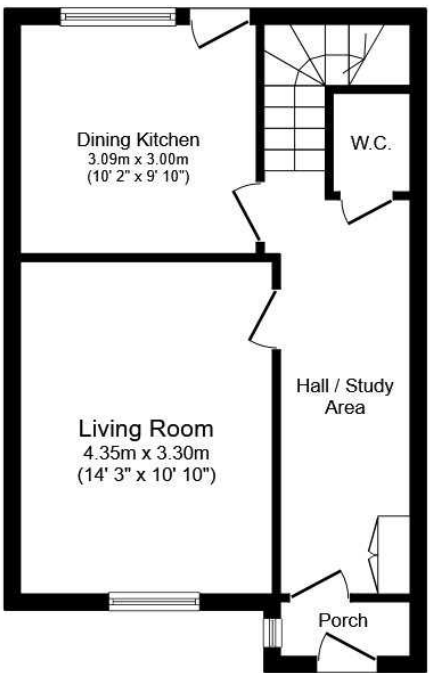
Powys Council - Council Tax Band C
The property is Freehold

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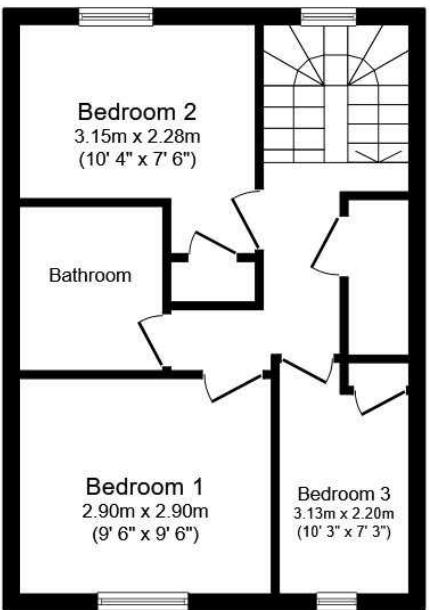
All Measurements
All Measurements are Approximate.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area: 77.4 sq.m. (833 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.