


Offers in the Region Of £139,995

# 1 Greenfield Terrace, Llansilin, Oswestry, Shropshire, SY10 7QA

1 Bedroom

1 Bathroom

BOWEN

PROPERTY SINCE 1862

# 1 Greenfield Terrace, Llansilin, Oswestry, Shropshire, SY10 7QA







## General Remarks

An immaculately presented Grade II Listed, 1-bedroom terraced property situated in the sought after village of Llansilin. This characterful property would be ideal for first time buyers or as an investment/holiday let property. It also has excellent road links to the nearby market towns of Oswestry and Welshpool, however Llansilin also has a host of local amenities such as a public house, post office/shop and school.

**Location:** The property is located on the fringes of the picturesque rural community of Llansilin, approximately 6 miles west of the market town of Oswestry. The village itself includes a selection of local amenities including a community shop/post office, public house and primary school.

Oswestry which contains a larger array of amenities is easily accessible as are the surrounding road connections and railway station at Gobowen. Surrounded by beautiful countryside, the property allows for all benefits of country living combined with accessibility to larger centres.

## Accommodation

Partly glazed door into:

**Lounge:** 13' 9'' x 10' 7'' (4.19m x 3.22m) Log burner set on a slate heart with a stone surround. Wall mounted electric heater, TV and telephone points, beams to ceiling and oak door to:

**Kitchen:** 10' 4'' x 6' 1'' (3.16m x 1.85m) Fitted base and eye level wall units with oak worktops over and inset ceramic sink with drainer. Integrated oven with hob over, integrated dishwasher, space and plumbing for a washing machine and fridge freezer. Tiled flooring with underfloor heating, beams to ceiling and door to rear garden.

**Stairs to First Floor Landing:** Opening into:

**Bedroom:** 13' 11'' x 10' 8'' (4.24m x 3.26m) (max) Feature fireplace, wood flooring, wall mounted electric heater, cupboard housing pressurised hot water cylinder, beams to ceiling, access to loft space and oak door to:

**Shower Room:** 10' 8'' x 6' 8'' (3.25m x 2.04m max) (limited headroom under eaves) Suite comprising bath with shower over, wash hand basin with vanity unit below

and low-level flush W.C.Tiled floor, partly tiled walls, underfloor heating and roof light.

**Outside:** There is a paved path to the side of the property which provides shared access. To the rear there is a raised patio and lawned garden with a mixture of fenced and stone walled gardens.

**Tenure:** We are informed that the property is freehold subject to vacant possession on completion.

**Services:** We are of the understanding the property is connected to mains water, electricity and drainage.

**Local Authority:** Powys County Council: County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG.

**Council Tax Band:** Council Tax Band A.

**EPC Rating:** EPC Rating - 31 'F'.

**Directions:** From Oswestry proceed out of town along Willow Street and continue up and over the racecourse through Rhydycroesau. Upon entering the village of Llansilin proceed where eventually the property will be observed on the right-hand side before the church.



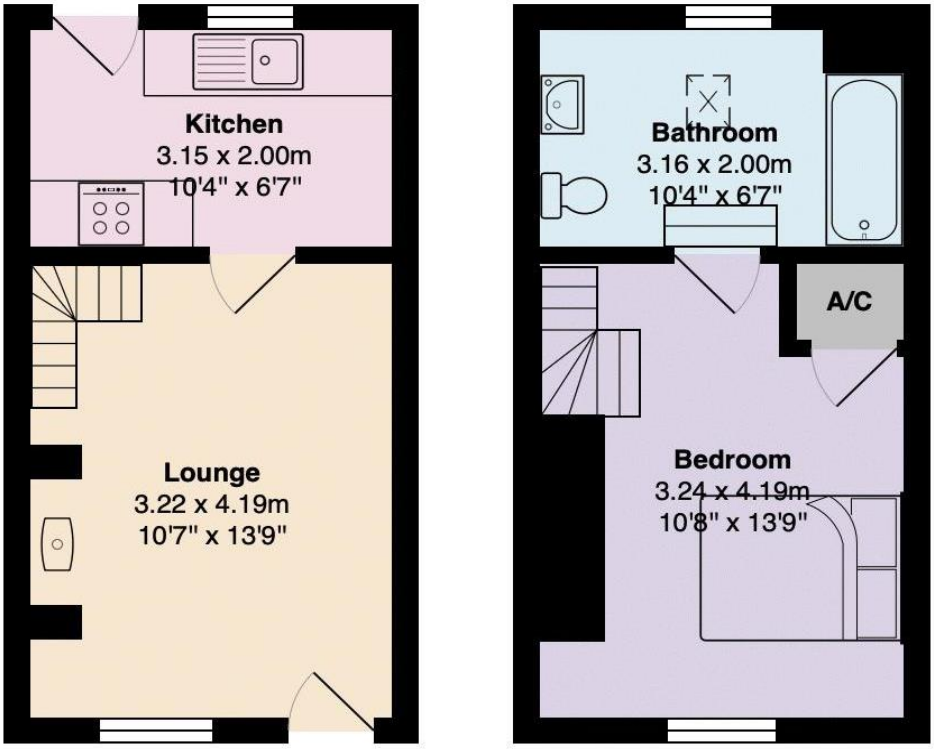




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Total Area: 41.0 m² ... 442 ft²

All measurements are approximate and for display purposes only

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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