



## Ty Llyn, Abbeycwmhir, Nr Llandrindod Wells, Powys, LD1 6PH

Perched amidst the beautiful countryside in Abbeycwmhir, in the renowned Cambrian Mountains is this four bedroom, two bathroom detached cottage. Sat in approximately half an acre of gardens and grounds, there are far ranging rural views which also extend over an adjacent lake.

- \* Utility/Boot Room \* Kitchen/Dining Room \* Reception Hall \* Lounge \* Sun Room \* Cloakroom \*
- \* Galleried Landing \* Four Bedrooms (one ensuite) \* Bathroom \* Wood Sash Windows throughout \*
- \* Oil-fired Central Heating \* EPC rating 'D' \*

**£495,000 Price**  
**Freehold**

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## ACCOMMODATION comprises:

### Utility Room / Boot Room

Matching base and wall cabinets with worktops and tiled splashbacks over. Space and plumbing for washing machine and tumble drier.

Oil boiler. Radiator. Quarry tiled floor. Sash window to side.

Solid wood door to:

### Open-plan Kitchen/Dining Room

#### Dining Area:

Coved ceiling. Ceramic tiled floor. Radiator.

Sash window to side and a lovely sash bay window to front with super views over the front garden.

#### Kitchen Area:

Coved ceiling. Oil-fired AGA stove with oven, warming drawer and having two hot plates over and providing a warming background heat to the house.

Matching base and wall cabinets with wood worktops and tiled splashbacks over. Under cabinet lighting. Extractor fan.

Butler sink with mixer tap. Space and plumbing for dishwasher. Ceramic tiled floor.

Two bi-fold doors provide a lovely wide opening in to the central Reception Hall, that has a Lounge off to the side, a fabulous Sun Room and access to the understairs Cloakroom.

### Reception Hall

Coved ceiling. Radiator. Attractive Victorian-style tiled floor provides lovely traditional charm in the centre of the house, off which a set of bi-fold doors (matching those from the Kitchen/Dining Room) open in to the cosy Lounge.

### Lounge

Coved ceiling. Parquet-effect ceramic tiled floor. Woodburning stove set on a slate hearth with painted mantel surround over.

Two radiators. Lovely sash bay window to front with another window to side.

### Sun Room

A fabulous room for dining, reading or relaxing whilst taking in the glorious countryside that can be seen from all windows.

Glazed to three aspects and having pitched roof and French doors to the side providing access to the beautiful gardens.

Central lights, radiator, ceramic tiled floor.

### Cloakroom

Wall-hung wash hand basin, low level wc suite, extractor fan.

Understairs storage.

### FIRST FLOOR

A painted staircase rises to the First Floor.

### Galleried Landing

A good sized landing with fitted carpet, access-hatch

to roof space and a sash window to rear.

Airing Cupboard with batten shelving.

Doors to:

### Master Bedroom Suite

Feature Victorian cast iron firegrate (not in use). Fitted carpet. Two radiators.

Access-hatch to roof space. Sash window to front and to side.

### Ensuite Shower Room

Fully tiled corner shower cubicle with thermostatic shower and having glass opening door.

Pedestal wash hand basin with tiled splashback, mirror and light over.

Low level wc suite with mirrored cabinet over.

Attractive ceramic tiled floor.

### Bedroom 2

Fitted carpet, radiator, sash window to front.

### Bedroom 3

Feature cast iron fireplace. Fitted carpet. Radiator.

Sash window to side.

### Bedroom 4

Fitted carpet, radiator, sash window to side.

### Bathroom

Panelled bath with centre tap and also thermostatic shower over with tiled splashbacks and glass shower





screen.

Dual fuel WC suite, pedestal wash hand basin with mixer tap, tiled splashback and mirror over.

Extractor fan, radiator, floorboard-effect tiled floor.

### Situation

Ty Llyn (Lake House) is a creative and well-actioned refurbishment of a squash court that was formerly part of Abbeycwmhir Hall. As its name suggests, the highly attractive house looks out over a nearby lake (not owned by the property) from several windows, and from the grounds.

It also looks over the the steeple of St Mary's Church in the beautiful village Abbeycwmhir which also has a well-used Community Centre and village pub.

The name Abbeycwmhir derives from the Cistercian monastery built there in 1143 and translates as Abbey in the long (hir) valley (cwm). Abbeycwmhir is allegedly the burial place of the last native Prince of Wales "Llewellyn the Last".

The village sits in the base of the valley and is surrounded by hills. Glyndwr's Way national walking trail and cycle route 25 pass through the village making it an ideal location for these activities.

The house is approached from the village, through stone pillars and cast iron gates, via a steep, turning, drive that follows the stone garden wall of the Elizabethan style Hall that was built in 1833.

### Outside

The house is located in an intensely rural area and the extensive gardens and grounds extend to approximately half an acre (tbv) and surround the property. Behind the house there is parking and a

turning space for several vehicles.

Immediately in front of the house are two lovely paved seating areas accessed from the Sun Room, ideal for a morning coffee or for al-fresco dining.

The grounds are laid mainly to lawn and are currently open to adjacent areas of woodland and they fall down to the lakeside.

### Services

Mains electricity and water. Private drainage via septic tank. Oil-fired central heating.

### Council Tax

We are advised that the property is in Council Tax Band E.

### Local Authority

Powys County Council. Tel No: 01597 826000  
www.powys.gov.uk.

### Local Area

Rhayader (6.5 miles distant) is a friendly market town (www.rhayader.co.uk) situated in the beautiful upper Wye Valley and has a good range of local facilities such as supermarkets, butcher, grocer, delicatessen, chemist, doctor's surgery, primary school and well equipped leisure centre with two squash courts, gym, swimming pool and jacuzzi.

A wider range of facilities including secondary schools is available at Llandrindod Wells (8.5 miles), Builth Wells (16.5 miles) and Llanidloes (14 miles) respectively.

The noted Elan Valley (www.elanvalley.org.uk) with its wonderful lakes, reservoirs, dams, mountains and open hills is about 4 miles to the west. The west Wales coast and university town of Aberystwyth is 40 miles distant.

The nearest railway station, on the Heart of Wales line, is located at Llandrindod Wells. Excellent road links are afforded by the main north-south road A470, and the east-west A44.

### Please note:

Please note that any buildings seen in photographs that adjoin the wall of Abbeycwmhir Hir are not included in the sale of this property.

### Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457  
sales@clareevansandco.co.uk

### Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.

Any floor plan provided is for representation purposes only and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers.

Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

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### The Property Ombudsman

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



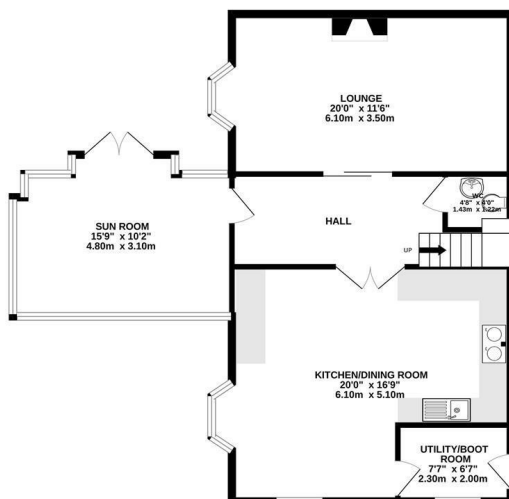
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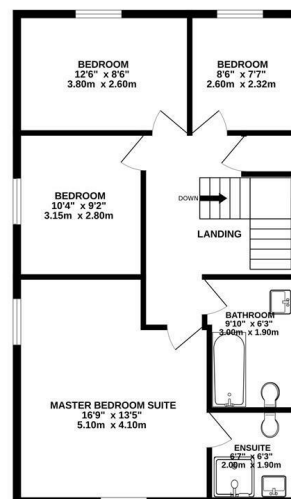
## PMA Reference

DRAFT 0816925224

GROUND FLOOR  
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR  
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 1570 sq.ft. (145.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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