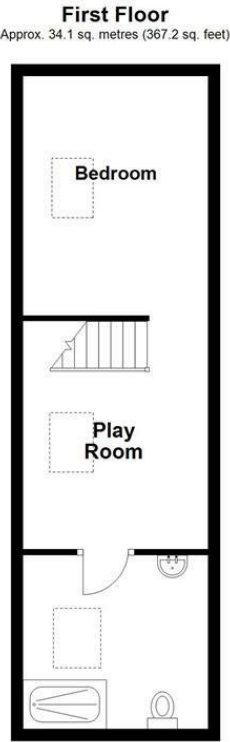


**WOODHEAD**  
OSWESTRY SALES & LETTINGS



Total area: approx. 156.9 sq. metres (1688.8 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.

**Gwelfryn KAD**



## Gwelfryn Bryn Cain, Llansantffraid, SY22 6AL

### Offers in the region of £359,950

This delightful detached bungalow in Bryn Cain offers a perfect blend of comfort and convenience. With an inviting layout, the property boasts three spacious reception rooms, providing ample space for relaxation and entertaining. The four well-appointed bedrooms ensure that there is plenty of room for family and guests alike, while the two modern bathrooms add to the practicality of this lovely home.

The bungalow is set in a tranquil location, ideal for those seeking a peaceful lifestyle while still being within easy reach of local amenities. The generous parking space for up to four vehicles is a significant advantage, making it convenient for families or those who enjoy hosting visitors.

This property presents an excellent opportunity for anyone looking to settle in a picturesque area, offering both space and comfort in a single-storey living arrangement. Whether you are a growing family or seeking a serene retirement retreat, this bungalow is sure to meet your needs. Don't miss the chance to make this charming home your own.

#### Energy Efficiency Rating

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

#### Environmental Impact (CO<sub>2</sub>) Rating

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

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**Directions**

Sat nav will take you directly to address, identified by Woodhead 'For sale' sign

**Entrance Hall**

Enter through the UPVC door, engineered oak flooring and 2 storage cupboards

**Lounge**

5.641 x 5.024 (18'6" x 16'5")

Rear aspect windows, radiator with thermostatic valve, fitted carpet and log burner



**Dining room**

4.860 x 3.511 (15'11" x 11'6")

Rear aspect windows with views over garden, apex ceiling lightwell and wood effect flooring



**Kitchen/ Breakfast room**

8.075 x 4.745 (26'5" x 15'6")

Generous kitchen with eye and base units, front aspect windows, integral split oven, microwave, boiler and dishwasher, space for fridge/freezer, walk in storage room with dryer, airing cupboard, radiator with thermostatic valve, tiled floor and long breakfast bar



**Bedroom 1**

4.853 x 2.932 (15'11" x 9'7")

Rear aspect windows, fitted carpet and radiator with thermostatic valve



**Bedroom 2**

3.633 x 2.786 (11'11" x 9'1")

Rear aspect windows, fitted carpet and radiator with thermostatic valve



**Bedroom 3**

2.935 x 2.984 (9'7" x 9'9")

Currently used as a gym with front aspect windows



**Family Bathroom**

2.125 x 2.655 (6'11" x 8'8")

Front aspect windows, bath with shower over, tiled floor, low level WC, hand basin and heated towel rail



**Stairs leading to**

**Primary Bedroom**

7.927 x 3.148 (26'0" x 10'3")

Velux style windows on rear aspect, fitted carpet, eves storage and radiator with thermostatic valve



**En suite**

3.337 x 2.926 (10'11" x 9'7")

Rear aspect Velux style window, low level WC, shower cubicle, heated towel rail, hand basin and wood effect flooring



**Garden**

Shed with power, log store, oil tank, lawns, play house and swings, patio and seating area

**TENURE**

We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

**SERVICES**

We have been informed by the seller that the property benefits from mains water: mains drainage: oil central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

**COUNCIL TAX**

The council tax band for the property is 'E' and the local authority is Powys.

**PARTICULARS**

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute or form any part of any contract. All measurements, areas and distances are approximate and floor plans and photographs are for guidance purposes only. Woodhead Sales and Lettings has no authority to make or give any representation or warranty whatsoever in relation to the property. If you are travelling some distance contact the office if you require any further information or clarification.

**MISDESCRIPTION ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts .

**MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested .

**VIEWINGS**

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

**HOURS OF BUSINESS**

Monday - Friday 9.30am - 5.00pm  
Saturday 9.00am - 1.00pm  
Sunday Closed.