



## Bro Lleweni, Aberwheeler, Bodfari LL16 4BQ Offers In Excess Of £299,950

Monopoly Buy Sell Rent is pleased to offer for sale this immaculately presented three double-bedroom detached bungalow sitting on a corner plot within a quiet cul-de-sac in the quaint village of Aberwheeler with fabulous countryside walks on the doorstep including Offa's Dyke path! The property is spacious and the rooms could easily be changed to suit your needs. In brief, the property comprises a generous lounge with a central fireplace; good sized fitted kitchen; dining room; a sunny aspect conservatory; family bathroom; two double bedrooms, and a snug which used to be a third double bedroom. Large garage with useful utility room, sunny aspect and easily maintained gardens, blocked paved driveway, enjoying spectacular open countryside views.

FABULOUS BUNGALOW IN A FABULOUS LOCATION!

- Immaculately Presented Detached Bungalow
- Three Double Bedrooms and Bathroom
- Large Driveway, Double Garage with Utility Area
- Stunning Countryside Walks Including Offa's Dyke Path
- Generous Corner Plot on Edge of Quiet Cul-De-Sac
- Conservatory and Large Manicured Gardens
- Quaint Village with Good Commuter Links
- Freehold Property, Council Tax Band F



## Entrance Porch

A glazed timber front door with glazed side panels opens into this useful porch with large timber panelled windows, red quarry tiled flooring and a uPVC door opens into the hallway.



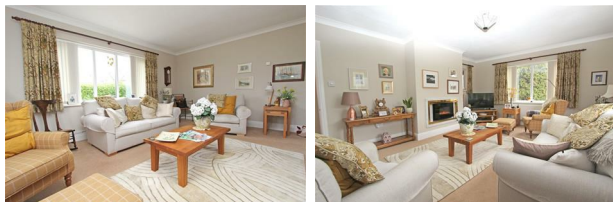
## Hallway

An inviting carpeted hallway with a cloak cupboard and an airing cupboard. Doors lead to all rooms and a hatch with a ladder gives access to the large loft.

## Lounge

5.49 x 4.22 (18'0" x 13'10")

A generous light and airy lounge, having large windows to the front and side, taking in views over the front garden, Moel Y Gaer and surrounding countryside, and a smaller window overlooks the other side. A central wall-mounted fireplace houses the electric fire with a marble surround and brass frame, coved ceiling, radiator and carpeted flooring.



## Kitchen

3.47 x 3.13 (11'4" x 10'3")

Fitted with a combination of base, drawer, and wall units with built in wine rack and worktops over. Integrated electric oven, electric hob, and hood. Stainless steel sink with mixer tap and drainer, and voids for tall fridge freezer and dishwasher. Tiled effect vinyl flooring, tiled walls, heated towel rail and recessed lighting. A uPVC glazed window overlooks the side of the property and a door leads you out onto the driveway.



## Family Bathroom

3.00 x 2.33 (9'10" x 7'7")

A fully tiled bathroom comprising shower cubicle with thermostatic shower, bath, low flush WC and pedestal sink. A privacy uPVC window overlooks the side of the property with chrome towel rail, fan and storage cupboard.



## Master Bedroom

4.00 x 3.19 (13'1" x 10'5")

A good-sized double bedroom with views of the rear garden. The room offers triple built-in mirror fronted wardrobes, carpeted flooring, and radiator.



## Bedroom 2

3.00 x 2.85 (9'10" x 9'4")

A good-sized double bedroom with double glazed window overlooking the front of the property with coved ceiling, carpeted flooring and radiator.

## Dining Room \ Bedroom 3

3.04 x 2.37 (9'11" x 7'9")

With polished wood effect laminate flooring and a double-glazed window overlooking the rear garden, also used as an office.



## Second Lounge \ Snug

3.97 x 3.00 (13'0" x 9'10")

This room used to be a bedroom but is currently used as a cosy snug with carpeted flooring, a

radiator, double glazed window that overlooks the side of the property and a glazed door leading into the conservatory.



## Conservatory

3.12 x 3.05 (10'2" x 10'0")

Just off the snug is the uPVC conservatory with a lovely sunny aspect overlooking the rear garden with tiled flooring and French doors leading out to the rear garden.



## Garage and utility room

A brick built double garage with an electric door and a handy utility room at the back of the garage with two double glazed windows overlooking the rear garden. The utility room is fitted with off-white base and wall units with a worktop over, a stainless steel sink and void for a washing machine, tumble dryer and under-unit fridge or freezer.





### Front of the Property

A blocked paved driveway leads to a manicured easily maintained front garden that wraps around the side of the property having golden gravel with a variety of trees and shrubs. A blocked paved driveway leads you to the front door and garage with a timber gate giving access to the rear garden.

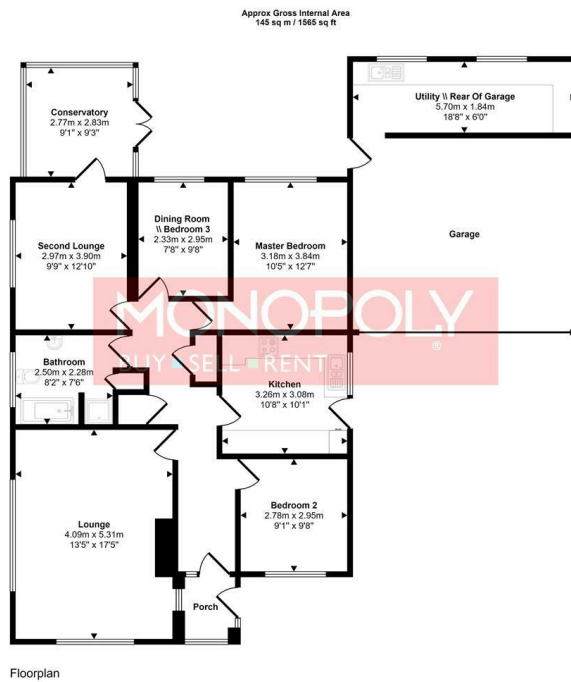
### Rear of the Property

A generous well enclosed south facing rear garden that wraps around the side of the property with a paved path and golden gravel for easy maintenance. Different varieties of trees, colorful shrubs, and perennials with a brick wall feature and several patio areas.

### Additional Information

The property benefits from uPVC double glazed windows throughout and oil central heating, with the boiler being situated in the garage. The large loft has the potential to be converted, dependant on building regulations. The property is very versatile and rooms could be changed to suit your needs.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(54-68) D		50	
(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			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

