

# Ty Brith Brithdir Llanfyllin SY22 5HA



**4 Bedroom House**  
**Offers In The Region Of £450,000**

## The features

- IMPRESSIVE EXTENDED COUNTRY COTTAGE WITH LOVELY RURAL ASPECT
- ATTRACTIVELY PRESENTED VERSTAILE ACCOMMODATION
- KITCHEN/BREAKFAST ROOM AND UTILITY
- HOME OFFICE/SNUG, CONSERVATORY AND 3 BEDROOMS
- VIEWING HIGHLY RECOMMENDED
- SET IN THE PICTURESQUE TANANT VALLEY IN JUST OVER 1 ACRE OF GROUNDS
- LOUNGE AND SITTING ROOM BOTH WITH FEATURE INGLENOOK'S
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM
- AMPLE PARKING AND SCOPE FOR EXTENSION
- EPC RATING E



**\*\*\* CHARMING COTTAGE SET IN GARDENS OF JUST OVER 1 ACRE \*\*\***

Ty Brith is a delightful and charming cottage offering versatile living with a wealth of period features.

Occupying an enviable position situated in the impressive Tanat Valley, set in lovely gardens which are bordered by open farmland.

The spacious and versatile accommodation warmed by oil fired central heating briefly comprises Reception Hall, lovely through Lounge/Dining Room with feature inglenook, Sitting Room with exposed beams and inglenook, Home Office/Snug, Conservatory, Kitchen/Breakfast Room, Utility, ground floor Shower Room, 3/4 Bedrooms and Bathroom.

The property is set in established gardens, small paddock and orchard area which extends to just over 1 acre and surrounding the property are rural views and a good sized driveway with parking for numerous vehicles.

VIEWING ESSENTIAL

## Property details

### LOCATION

Occupying an enviable position in the Tanat Valley amid some of the Counties finest countryside approximately 2 miles from Llanfyllin where there are an excellent range of amenities including schools, supermarket, independent stores, restaurants/cafes, doctors and church. Ideally placed for access to the nearby market Town of Oswestry and Welshpool.

### RECEPTION HALL

With part glazed entrance door and window, radiator, wooden flooring and useful under stair storage cupboard. Stairs to first floor.

### LOUNGE/DINING ROOM

A lovely light through room with windows to the front and side and double opening French doors leading onto the rear garden. Feature brick inglenook style fireplace housing cast iron log burner, media point, two radiators.

### SITTING ROOM

A charming room with window to the front, exposed beamed ceiling and feature stone fireplace housing cast iron log burner and attractive stone flooring, radiator.

### HOME OFFICE/FOURTH BEDROOM

A great multi purpose room, wooden floor covering, radiator.

### CONSERVATORY

being of brick and sealed unit double glazed construction and providing a lovely aspect over the gardens and open farmland beyond.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of oak base and wall units and display cabinets with complimentary work surface over, one and a half bowl inset sink and mixer tap. Part tiled walls, and tiled flooring, radiator, space for Range style cooker and fridge and freezer. Inset lighting. Door to Conservatory and windows to the side and rear.

### REAR HALLWAY

With tiled flooring, door to Shower Room, part glazed door to Utility Room and archway to the Snug

### UTILITY ROOM

with range of cream fronted shaker style units incorporating single drainer sink set into base cupboard with space beneath for washing machine, further range of cupboards and drawers with work surfaces over and tall shelved larder unit, continuation of tiled flooring, radiator.

### SHOWER ROOM

with suite comprising tiled shower cubicle with direct mixer shower unit, wash hand basin set into vanity with storage beneath and WC. Complementary tiled surrounds, window to the rear, radiator.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing off which lead

### BEDROOM 1

A lovely double bedroom with windows to the front and rear providing stunning views over the gardens and countryside beyond. Feature stone chimney breast, useful storage cupboard.

### BEDROOM 2

A lovely double bedroom with windows to the front and side, radiator.

### BEDROOM 3

A single bedroom benefitting from a bow window with deep display sill providing a lovely aspect over the gardens and countryside beyond and further window to the rear. Range of fitted wardrobes, radiator.

### BATHROOM

with suite comprising shaped panelled bath with mixer taps and shower attachment, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

### OUTSIDE

The property is approached over a gravelled driveway providing adequate parking with grassed area to the front of the property, bordered by brick walling. The Rear of the property is a particular feature being laid extensively to garden and lawn with small paddock and orchard area which we are advised extends in total to just over one acre. Enclosed with mature hedging, fencing and specimen trees and bordered by open farmland with lovely rural aspect over the Tanat Valley. Paved sun terrace immediately adjacent to the Conservatory which provides a great spot to outdoor dine and soak in the view.

### DIRECTIONS

From Oswestry proceed along the A483 towards Welshpool for approximately 3 miles and on reaching Llyncllys crossroads turn right at the White Lion onto the A495 signposted Bala and proceed through Porthwaen and continue along turning left CONTINUING ON THE A495 signposted LLansantffraid Ym Mechain. Proceed through the village taking the right hand turn onto the B4393

signposted Llanfyllin. Stay on the road driving through Llanfechain and at the T Junction turn right for Llanfyllin on A490. Continue through the town and proceed onto the B4391 heading towards Rhos-Y-Brithdir. Turn right onto the B4580 and the property will be found on the right hand side. The Sat Nav will take you to directly outside the property.





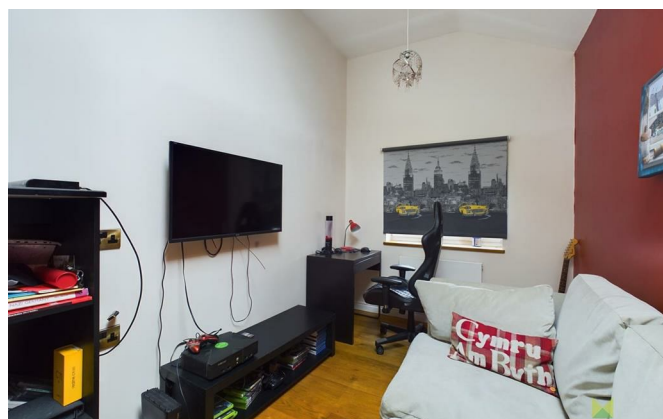
**MONKS**



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## Judy Bourne

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## Get in touch

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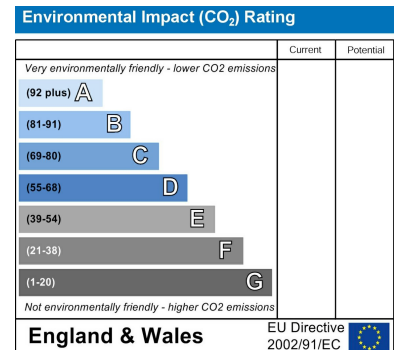
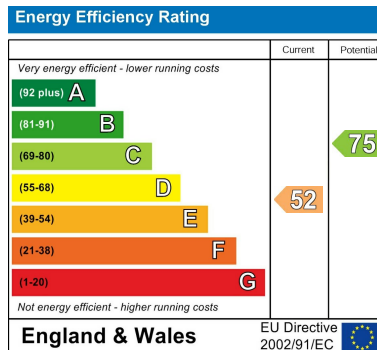
## Oswestry office

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic



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