

# Nant Y Sibrwd

## Bwlch-Y-Cibau Llanfyllin

### SY22 5LN



4 Bedroom House  
Offers In The Region Of £525,000

#### The features

- STUNNING 4 BEDROOM DETACHED HOME - PERFECT FOR TODAY'S MODERN LIFESTYLE
- BEAUTIFULLY PRESENTED THROUGHOUT
- FABULOUS OPEN PLAN LIVING/DINING/KITCHEN WITH APPLIANCES
- GUEST BEDROOM WITH EN SUITE, FURTHER DOUBLE BEDROOM AND BATHROOM
- VIEWING ESSENTIAL
- ENVIABLE VILLAGE LOCATION SURROUNDED BY OPEN COUNTRYSIDE
- LOUNGE WITH FEATURE LOG BURNER,, FAMILY ROOM/BEDROOM 4
- PRINCIPAL BEDROOM WITH LUXURIOUSLY APPOINTED BATHROOM
- AMPLE PARKING, GARAGE AND DELIGHTFUL WELL STOCKED GARDENS



\*\*\* A TRULY STUNNING HOME - VIEWING ESSENTIAL \*\*\*

Nant Y Sibrwd is a beautifully presented home which has been thoughtfully designed for today's modern lifestyle and truly must be viewed to be fully appreciated.

Internally designed by the current owners and offering great flexibility of living which has been finished to an exceptional standard of specification, completed approximately 5 years ago by a reputable local builder.

Occupying an enviable position in this semi rural village surrounded by open countryside and being perfectly placed for access to both Oswestry and Welshpool market Towns.

The accommodation briefly comprises, large Reception Hall, through Lounge with log burner and French doors to the Garden, fabulous open plan Living/ Dining/ Kitchen again with French doors to Garden, Ground Floor Bedroom, Bathroom and Family Room/ Bedroom. On the First Floor are the large Principal Bedroom with a luxurious Bathroom, further double Bedroom and en suite Shower Room.

The property has the benefit of high energy insulation, underfloor heating throughout the ground floor, Garage and delightful landscaped Gardens bordered by a stream and open countryside views.

VIEWING ESSENTIAL.

## Property details

### DESCRIPTION

This immaculately presented home was purchased from new by the current owners and was originally planned as a bungalow, but modified at plan stage to provide a fabulous First Floor Landing with two double Bedrooms and Bathrooms, providing great flexibility and longevity of living- perfect for those who work from home, love to entertain or dependent relative.

The property truly is deceptive and requires viewing to be fully appreciated.

### LOCATION

Occupying an enviable position in the Tanat Valley amid some of the Counties finest countryside approximately 3 miles from both Llanfyllin and Llansantffraid, where there are an excellent range of amenities including schools, supermarket, independent stores, restaurants/cafes, doctors and churches. Ideally placed for access to the nearby market Towns of Oswestry and Welshpool. There are many local walks starting from the house, including footpaths through the Bryngwyn Estate and to the nearest Trig point at Allt y Main between Bwlch y Cibau and Meifod

### RECEPTION HALL

Covered entrance with door opening to spacious and inviting Reception Hall with feature full height ceiling in part, engineered oak flooring and useful under stairs storage cupboard.

### LOUNGE

A lovely dual aspect room, naturally well lit with window to the front and double opening French doors leading onto the sun terrace and gardens. Chimney breast with inglenook style fireplace housing cast iron log burner with media point over. Engineered oak flooring and double opening doors leading to

### OPEN PLAN LIVING/DINING/KITCHEN

A fabulous through room, perfect for a family life or those who love to entertain, again naturally well lit from window to the front and double opening French doors leading onto the sun terrace and gardens. The Kitchen is beautifully fitted with a comprehensive range of shaker style soft mushroom units incorporating double bowl enamel sink unit with boiling tap, set into base cupboard of drawers. Further range of cupboards with solid black oak work surface over and having integrated dishwasher, and fridge freezer each with matching fascia panels Twin oven and grills with cupboards above and below and

central island housing halogen hob with an excellent range of storage drawers and spice cupboards beneath and two pendent lights over. Recessed ceiling lights.

### SITTING ROOM/BEDROOM

A great multi purpose room having window to the rear with lovely aspect over the garden and open farmland beyond. Engineered oak flooring, media point.

### GROUND FLOOR BEDROOM

having window overlooking the front, engineered oak flooring.

### BATHROOM

A well appointed room with suite comprising shaped panelled bath with direct mixer shower unit with drench head, wash hand basin and WC set into concealed vanity with storage, complementary tiled surrounds and flooring, heated towel rail, window to the rear.

### FIRST FLOOR GALLERIED STYLE LANDING

From the Reception Hall staircase leads to the First Floor Galleried Landing which features a Reading/Study area and having velux roof light, wooden effect flooring, radiator.

### PRINCIPAL BEDROOM

A generous Principal Bedroom having window overlooking the rear with lovely rural views. Two built in wardrobes with hanging rail and wooden effect flooring and radiators.

### LUXURIOUS BATHROOM

A truly fabulous room, beautifully fitted with suite comprising free standing slipper bath with floor standing mixer taps/shower attachment, wash hand basin set into vanity stand with storage and WC. Complementary tiled surrounds and flooring, heated towel rail/radiator and two velux roof lights. Feature period style fire surround.

### BEDROOM 2

Another generous sized room with window to the rear with lovely rural aspect over open fields, wooden effect flooring, radiator.

### EN SUITE SHOWER ROOM

having large shower cubicle with direct mixer shower unit, wash hand basin set into vanity wash stand with storage and WC. Complementary tiled surrounds and flooring, heated towel rail and velux roof light.

## OUTSIDE

The property occupies an enviable position tucked away at the end of this select courtyard development of just 5 homes. Approached over large gravelled driveway which provides parking for numerous cars and leading to the Garage with twin opening wooden doors, power and lighting and personal door to the garden.

To the front of the property is a large garden area which is laid to lawn with shrub and specimen trees and enclosed with fencing. Side pedestrian access leads to the Rear Garden which is a particular feature of the property having been landscaped to provide a large Indian stone sun terrace, perfect for those who love to dine alfresco and bordered by shaped lawn with an abundance of well stocked flower, shrub and herbaceous beds and additional paved seating area with covered pergola from which there is a lovely aspect over the adjoining stream and with lovely rural views across adjacent farmland. Outside water tap and lighting.

## GENERAL INFORMATION

### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

### SERVICES

We are advised that all main water and electricity are connected. LPG heating - under floor to the ground floor.

### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive

quotations.

## REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

## NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new hom





MONKS



# Nant Y Sibrwd , Bwlch-Y-Cibau, Llanfyllin, SY22 5LN.

4 Bedroom House  
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**Judy Bourne**

**Director at Monks**  
judy@monks.co.uk

**Get in touch**

**Call.** 01691 674567  
**Email.** info@monks.co.uk  
**Click.** www.monks.co.uk

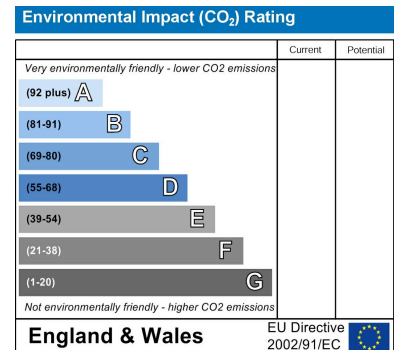
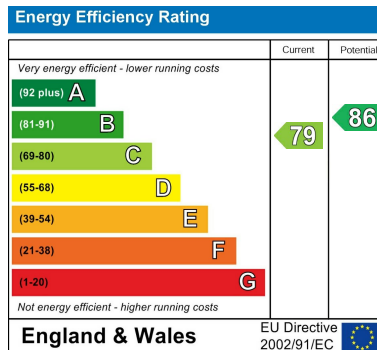
**Oswestry office**

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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