



5 Bryn Siriol, Llansantffraid, Powys, SY22 6AW

**Bowen Son  
and Watson**

*with* **Kent Jones**



## 5 Bryn Siriol, Llansantffraid, Powys, SY22 6AW

Offers in the region of £184,950.

A spacious and well presented three bedroom terraced property situated in a quiet location on the fringes of Llansantffraid.

The property includes a rural aspect to the rear onto adjoining farmland while the living accommodation is generously sized throughout.

The property is warmed by an oil fired central heating system and has double glazing throughout.

### General Remarks

Bowen Son and Watson with Kent Jones are delighted with instructions to offer 5 Bryn Siriol in Llansantffraid for sale by private treaty. The rear gardens are generously sized and a notable feature as they include a useful brick built outbuilding. Internally there is a large living room which links with the kitchen and on to the dining room. On the first floor there are three good sized bedrooms and a modern shower room.

### Location

The property is set in the popular border village of Llansantffraid. The village centre is within easy walking distance and offers a host of amenities including village shops, post office, petrol station, public houses, restaurants and an excellent primary school. The village is also well placed for access to the larger towns of Oswestry, Welshpool, Shrewsbury and the City of Chester.

The village has an excellent bus service whilst the nearby train stations at Welshpool and Gobowen offer mainline train services. The area is renowned for its natural beauty with a number

of recreational activities available in the surrounding Meifod Valley and Berwyn Mountains.

### Accommodation

A part glazed uPVC door leads into:

#### Hallway

Radiator, telephone point, staircase to first floor landing and doors off to:

#### Living Room

20' 1" x 10' 11" (6.13m x 3.33m)

Fireplace with tiled hearth and surround, t.v point, two radiators and door to:

#### Kitchen

13' 1" x 6' 6" (3.99m x 1.99m)

Modern range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drain. Space for cooker, fridge and washing machine. Under-stairs storage cupboard, radiator, central heating control for the externally mounted oil fired boiler, part glazed uPVC door to the rear garden and internal doorway to:





### **Dining Room**

13' 1" x 9' 6" (3.98m x 2.90m) max  
Radiator and door to Hallway.

### **Staircase to first floor landing**

Store cupboard, access to loft and doors off to:

### **Bedroom One**

14' 5" x 12' 2" (4.39m x 3.72m)  
Built in storage cupboard and radiator.

### **Bedroom Two**

10' 11" x 10' 11" (3.32m x 3.33m)  
Built in storage cupboard and radiator.

### **Bedroom Three**

8' 11" x 8' 0" (2.72m x 2.44m)  
Radiator. Built in airing cupboard with hot water cylinder, cold water tank and slatted shelving.

### **Shower Room**

7' 10" x 5' 5" (2.39m x 1.65m) max  
Suite comprising of large walk in shower cubicle with electric shower, pedestal wash hand basin and low level flush W.C. Radiator and partly tiled walls.

### **Brick Built Outbuilding**

12' 7" x 12' 4" (3.84m x 3.75m) max  
With light and power laid facilities on.

### **Outside**

The property's rear gardens are generously sized and a most notable feature. At the front there is an enclosed yard area with pedestrian gate to the roadway and a shared access path to the side which provides access to the rear garden. The rear gardens are mainly laid to lawn and provide a picturesque aspect onto the





adjoining countryside. A resident's parking area is located at the front of the development.

### EPC Rating

Awaiting EPC Rating.

### Council Tax & Local Authority

Council Tax Band 'C'. Powys County Council.

### Directions

From Oswestry take the A483 in the direction of Welshpool. Upon reaching the Llynclys crossroads (by The White Lion Pub) turn right signposted Llansantffraid. Continue along this road for approximately 2 miles before turning left signposted Llansantffraid. Proceed for approximately 2-3 miles into the village of Llansantffraid. Continue through the village before turning right onto the B4393 and then turn immediately right onto Winllan Road. Follow the road ahead and the Bryn Siriol development will be found on the left hand side.

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