

# BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £1,350

🛏 4 Bedrooms    🚿 2 Bathrooms

Bryngwyn Cottage, Bwlch-Y-Cibau,  
Llanfyllin, SY22 5LJ



## Bryngwyn Cottage, Bwlch-Y-Cibau, Llanfyllin, SY22 5LJ

### General Remarks

Well-proportioned characterful detached four-bedroom property

Standing in approximately 1 acre of gardens

Ample off-road parking, LPG central heating

Located on the fringes of the village of Bwlch-Y-Cibau, around 2.5 miles from the town of Llanfyllin

EPC Rating 34|F Council Tax Band 'G'

Holding Deposit £311.00 Deposit £1,557.00

Bowen are delighted with instruction to offer a rare opportunity to rent a characterful detached rural property, in parts dating back to the 16th century, on the fringes of the village of Bwlch-Y-Cibau, Llanfyllin. The property stands in approximately 1 acre of gardens offering a large open lawn, several varieties of fruit trees and around 60 different types of bamboo, creating a substantial wooded area. Further is a large polytunnel and stream situated at the boundary edge, two gravel driveways provide ample parking.



Internally the property is well proportioned boasting a large Kitchen and separate Dining Room, with good size Lounge and Study located in the original part of the house. Upstairs are four double bedrooms, the largest of which benefitting from a walk-in wardrobe and En-Suite, with a further 4-piece family bathroom. We are informed the property is serviced by mains electric and water, with LPG central heating via a new 'Worcester' boiler.

**Location:** Bryngwyn Cottage, is located on the fringes of the small village of Bwlch-Y-Cibau, with a Public House and Village Hall, the charming market town of Llanfyllin lies approximately 2 miles up the road. The town, surrounded by the rolling hills typical of the Mid-Wales borders, it is an ideal centre for exploring Snowdonia, the Berwyn Mountains and Lake Vyrnwy. Benefitting from a range of local shops, restaurants, hotels and public houses, together with a doctor's surgery and dental practice. The town also has excellent primary and high schools, together with an associated sports centre and Library. A further range of amenities can be found in the nearby market towns of Welshpool (12 miles) and Oswestry (14 miles.)

## Accommodation

**Entrance Porch:** Timber glazed entrance door and porch with original red tile flooring.

**Kitchen:** 15' 3" x 13' 5" (4.66m x 4.09m)  
Continuation of red tile flooring, timber base units with timber work surface above, tile surround and splash back, space and wiring for freestanding oven, under counter mounted sink, radiator.

**Utility Room:** 8' 9" x 6' 7" (2.67m x 2.01m)  
Concrete floor, timber work surface, stainless steel sink and drainer, space and plumbing for washing machine, 'Worcester' gas boiler, door to rear elevation.

**Dining Room:** 13' 11" x 13' 5" (4.24m x 4.10m)  
Red tile flooring, timber surround fireplace with wood burning stove, aerial point, radiator, timber shutters.

**Hallway:** Red tile flooring, radiator.

**Entrance Hallway:** Red and black tile flooring, metal framed glazed door leading to side elevation.

**Cloakroom:** Red tile flooring, low level w.c., vanity sink unit with tile splash back, radiator.

**Lounge:** 16' 0" x 14' 7" (4.88m x 4.44m) Red tile flooring, wood burning stove with brick surround fireplace and tiled hearth, timber glazed door to Log Shed, radiator, timber beamed ceiling.

**Study:** 12' 2" x 6' 2" (3.71m x 1.87m)  
Tile flooring, radiator, timber beamed ceiling.

**Stairs to First Floor Landing Area:** Carpeted spindle staircase, 'Velux' window.

**Bedroom 1:** 26' 6" x 10' 10" (8.07m x 3.30m)  
Carpet floor covering, open fireplace, radiator, feature stained glass window. Walk-in wardrobe with shelving and clothes rails.

**En-Suite:** Laminate flooring, panel bath, vanity sink unit, low level w.c., electric heated towel rail.

**Bedroom 2:** 14' 1" x 10' 2" (4.30m x 3.09m)  
Carpet floor covering, open fireplace, radiator.







**Bedroom 3:** 13' 9" x 9' 5" (4.19m x 2.86m) Carpet floor covering, open fireplace, radiator.

**Bathroom:** 10' 8" x 9' 8" (3.25m x 2.95m) Timber flooring, freestanding bath with tiled splash back, pedestal wash hand basin, low level w.c., shower cubical with mixer shower off mains and glazed sliding door, heated towel rail, cupboard housing hot water tank.

**Bedroom 4:** 14' 8" x 8' 11" (4.46m x 2.73m) Accessed via dedicated carpeted staircase. Carpet floor covering, open fireplace, radiator, 'Velux' window.

**Outbuilding:** Power and lighting laid on.

**Externally:** The property is approached over a gravel driveway, leading off the A490, providing parking and turning space for vehicles, beyond is a lawned area leading to the front of the property. To the left side of the house is a large open lawn area, bordered by a range of mature trees, including several varieties of fruit trees. A stream runs through the Northwest boundary of the property, with tranquil tree-lined banks.

Following the stream to the rear of the house a large polytunnel offers opportunity for revitalisation as a growing area. To the rear of the property is a Log Shed, with a door leading into the Lounge, beyond is a large wooded area with further trees and around 60 different varieties of bamboo, a second driveway and turning area is located to the far right of the property with separate access onto the A490, a path leads from the drive to the original metal framed glazed entrance door at the side of the property.

**Directions:** From Llanfyllin follow the A490 for approximately 2.5 miles, just before entering the village of Blwch-Y-Cibau, where the property can be identified on the right-hand side.  
What3Words: ///blunt.tasteful.grabs

**EPC Rating 34|F**

**Council Tax Band 'G'**

**Holding Deposit £311.00**

**Deposit £1,557.00**

**Tenure:** We are informed that the property is freehold.

**Viewing Information:** For further information or to arrange a viewing please contact the sole letting agent's Oswestry Office (01691) 652367.

**Further Information:** Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The Dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.







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