



Roger
Parry
& Partners

Bryn Rhedyn Llansantffraid, SY22 6AX



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Offers Over £350,000

Bryn Rhedyn is a five bedroom detached dormer bungalow offering spacious accommodation, sizeable garden and positioned in a beautiful setting with views over open fields. Benefitting from no onward chain, oil central heating and double glazing throughout. In brief the accommodation affords Entrance hall, living room, dining room, kitchen and utility. Three ground floor bedrooms and family bathroom, to the first first two further bedrooms one being ensuite. The property could be split, or used for various flexible living accommodation.



LOCATION

The village of Llansantffraid is a thriving village with a School, Dentist, Restaurants, Hotel, Public House and shops and is within easy reach of arterial roads.

Llansantffraid-ym-Mechain is a village, in Powys close to the border with Shropshire in England. The village is on the A495 road and is at the confluence of the River Vyrnwy and the Afon Cain. Llansantffraid means "Church of Saint Bride" in the Welsh language and "ym-Mechain" refers to its location in the medieval cantref of Mechain which distinguishes it from other places in Wales with the same or similar names.

ENTRANCE HALL

Wood and glazed door with two panel windows to the sides, stairs rising to the first floor, ceiling light, radiator and doors giving access too;

KITCHEN

15'3 x 14'3 (4.65m x 4.34m)

Fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer, 'Leisure' Range cooker, and void for appliances. Built in storage cupboards, window to the rear and side elevations overlooking the gardens, part tiled walls, wood effect flooring, radiator and opening into;

DINING ROOM

10'9 x 7'7 (3.28m x 2.31m)

With window to the front elevation with views over the fields and beyond, wood effect flooring, ceiling light, radiator and door into;

UTILITY

8 x 6'1 (2.44m x 1.85m)

Wood and glazed stable door, window to the front, tiled flooring, built in airing cupboard, door into the garage, ceiling light, work surfaces and void below, and radiator.

LIVING ROOM

14'3 x 14'11 (4.34m x 4.55m)

Light and airy room with wood and glazed double doors opening onto the patio entertainment area giving an open aspect of the garden and views beyond, windows to the rear and side elevations, open fire with tile surround, ceiling light and radiator.

BEDROOM

12'11 x 10'5 (3.94m x 3.18m)

Fitted wardrobes to one wall, window to the rear overlooking the garden, radiator and ceiling light.

BATHROOM

10'3 x 5'5 (3.12m x 1.65m)

Four piece suite comprising panelled bath, enclosed shower cubicle, wash hand basin and WC. tiles to floors and walls, radiator, ceiling light and window to the side.

BEDROOM

10'4 x 9'11 (3.15m x 3.02m)

Fitted with wardrobes to one wall, window to the front overlooking the gardens, ceiling light and radiator.

BEDROOM

11'5 x 10'5 (3.48m x 3.18m)

Fitted with wardrobes to one wall, window to the front overlooking the gardens, ceiling light and radiator.

FIRST FLOOR**LANDING**

Velux window, ceiling light and doors off too;

BEDROOM

13'4 x 9'6 (4.06m x 2.90m)

Part vaulted ceiling, window to the front with views towards the countryside, ceiling light and radiator.

BEDROOM

14'9 x 14'4 (4.50m x 4.37m)

Part vaulted ceiling, Velux window to the front, radiator and ceiling light. Built in eaves storage.

ENSUITE

14'4 x 9'6 (4.37m x 2.90m)

Enclosed shower cubicle, low level WX and wash hand basin. Part tiled walls, heated towel rail, and ceiling light.

EXTERNAL**GARAGE**

24'6 x 9 (7.47m x 2.74m)

With up and over door to the front, integral pedestrian door, power and lighting.

FRONT

To the front of the property there is a driveway for parking several vehicles, five bar gate leading to one side giving access to the rear garden, and pedestrian gate giving access to the front garden. The front garden is mainly laid to lawn with a variety of tress and hedging. There are beautiful views from this garden over looking the open fields and countryside.

REAR

Very sizeable rear garden mainly laid to lawn with fencing to boundaries, steps leading up to a raised patio entertainment area offering beautiful views.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected, Oil central heating. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

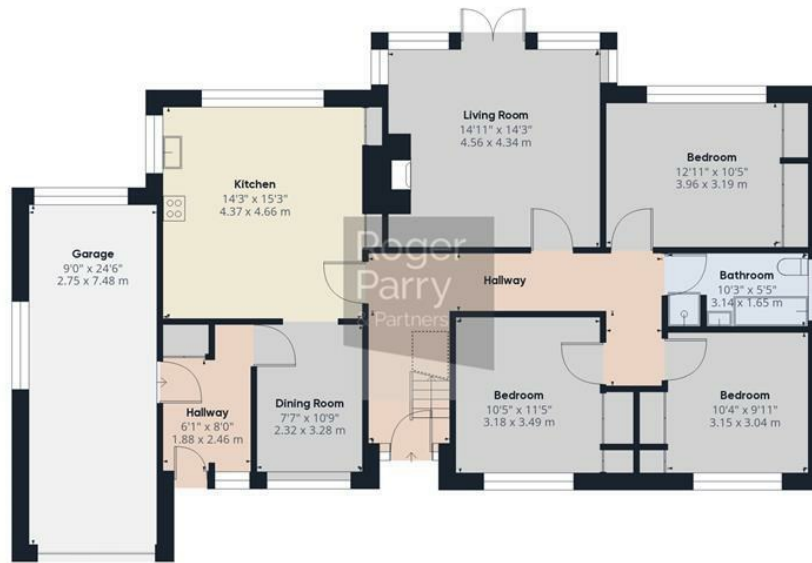
We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

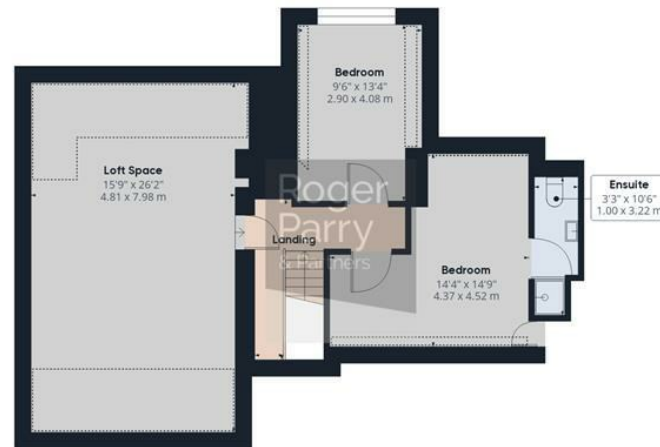
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

Floor Plan (not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

2264.69 ft²
210.4 m²

Reduced headroom

257.14 ft²
23.89 m²

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority: Powys county council

Council Tax Band: E

EPC Rating: F

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Just before you enter the village of Llansantffraid there is a newbuild estate on the left called Breidden View, just after this, there is a turning up a private track on the right. Take this, and then Bryn Rhyden is the third property on the left.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,
SY11 2NU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.