





**Wenlyn Tregynon, Newtown, SY16 3EP**  
**Offers In Excess Of £498,000**

This spacious 6 bedroom detached bungalow offers flexible accommodation and would lend itself to being split is sat on a plot of approx 2.5 acres (1.011 hectares) which includes a paddock to the side of the property. Having a bathroom, shower room, double garage, extensive driveway, it is situated in a tucked away position in the village of Tregynon.



**DESCRIPTION**

This 6 bedroom, 2 bathroom detached bungalow has been designed so that it could easily be split into 2 properties offering flexible living options. Sat on a 2.5 acre plot with a separate paddock in the popular village of Tregynon with a integral double garage and extensive driveway.

**ENTRANCE PORCH**

Composite front door and side screen and wood and glazed door to:

**ENTRANCE HALLWAY**

Radiator, hatch to loft and 2 double built in storage cupboards.

**KITCHEN/DINING ROOM**

24'6" x 13'0" (7.47 x 3.96)

**KITCHEN**

Fitted with a range of wood fronted base cupboards and drawers with tiled work surfaces, over matching eye level cupboards, one and a half bowl sink with mixer tap under a upvc double glazed window to the rear, glass fronted display cupboards, end display shelving, tall storage cupboard, breakfast bar, built in Hotpoint double oven with cupboards above and below, Rayburn range with extractor hood over, 4 ring electric hob with concealed extractor hood over, tiled floor and composite door to the rear and opening to :

**DINING AREA**

Wood effect flooring, radiator, upvc double glazed window to the side and upvc double glazed French doors and side screen to the front patio, door to:

**SITTING ROOM**

20'8" x 13'7" (6.3 x 4.14)

Dual aspect with upvc double glazed windows to the front and side, feature stone fire place with hearth, wooden mantel and open grate, display plinth and shelves, wood effect flooring and radiator.

**BEDROOM 5**

13'6" x 9'1" (4.11 x 2.77)

Radiator, wood effect flooring and upvc double glazed window to the rear.

**BEDROOM 2**

13'7" x 10'9" (4.14 x 3.28)

Wood effect flooring, upvc double glazed window to the rear, radiator and internal window to the hallway.

**UTILITY CUPBOARD**

Floor standing Worcester oil fired central heating boiler, hot water tank, radiator and storage space.

**SHOWER ROOM**

White suite comprising low level W.C, pedestal wash hand basin, large walk in shower cubicle with Triton electric shower and glazed screen, fully tiled walls and floor, extractor fan, upvc double glazed window to rear and radiator.

**BATHROOM**

Suite comprising low level W.C, bidet, pedestal wash hand basin, corner jacuzzi bath with mixer tap and shower attachment, fully tiled walls and floor, light/shaver socket, upvc double glazed window to rear, extractor fan and radiator.

**BEDROOM 4**

11'9" x 11'11" (3.58 x 3.63)

Wood effect flooring, upvc double glazed window to front and radiator.

**BEDROOM 3**

11'10" x 11'3" (3.61 x 3.43)

Wood effect flooring, upvc double glazed window to front and radiator.

**BEDROOM 6**

10'11" x 8'3" (3.33 x 2.51)

Wood effect flooring, upvc double glazed window to rear and radiator.

**BEDROOM 1**

14'9" x 13'11" (4.5 x 4.24)

Wood effect flooring, upvc double glazed window to rear, internal window to hallway and radiator.

**DOUBLE GARAGE**

20'10" x 19'1" (6.35 x 5.82)

Twin up and over doors, power and light, personal door to side and door to:

**STUDY/STORE ROOM**

14'9" x 7'1" (4.5 x 2.16)

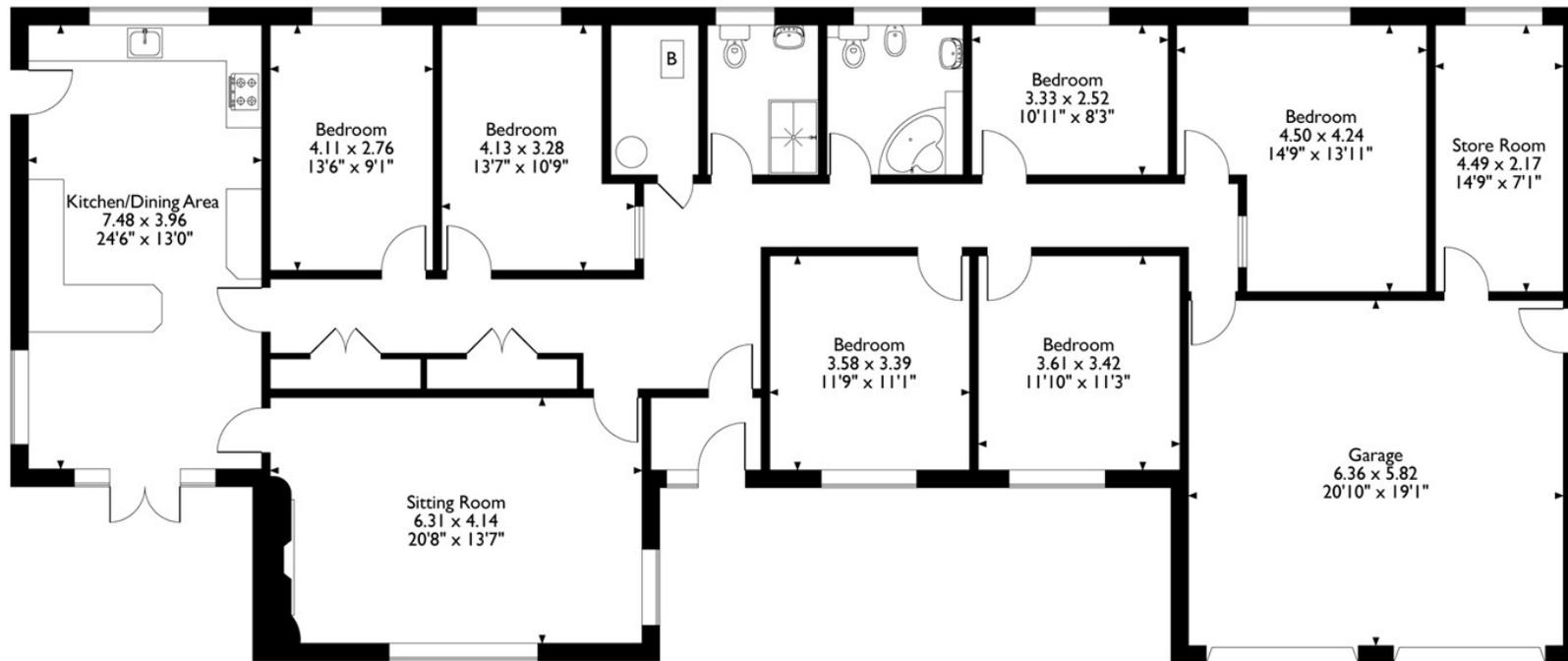
Wood effect flooring and upvc double glazed window to the rear.

**OUTSIDE**

Approached over a circular driveway with a central island with pond, steps and slope up to front patio, The side is laid to lawn with flower & shrubs and a fence to the boundary. There are further lawned areas to the front which run down to a stream. Fence and gate leading to the slightly sloping side paddock which is laid to grass, There is a further patio to the side. Generous driveway leads to the double garage with plenty of space for off road parking. The plot extends to approx 2.5 acres (1.011 hectares).

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

# Wenllyn, Tregynon, Newtown



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**Local Authority:** Powys County Council

**Council Tax Band:**

**EPC Rating:** E

**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:**

From Welshpool proceed on the A483 towards Newtown turning right sign posted Berriew (B4390) and continue through the villages of Berriew, Manafon and New Mills.

Upon entering the village of Tregynon take the left hand turning into Llys Melyn, follow this road around to the left and take the first right into a driveway and continue to the end where the property will be found in front of you.

What3words:pushover.wiring.bitters

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ

welshpool@rogerparry.net

01938 554499



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.