



Roger
Parry
& Partners

Hafodunnos Lôn Derwlwyn, Llanfyllin,
Welshpool, SY22 5LB



Hafodunnos Lôn Derlwyn, Llanfyllin, Welshpool, SY22 5LB
Guide Price £399,000

An impressive 5 bedroom, 3 reception detached chalet with far reaching views and large well stocked sloping gardens of approx 1.6 acres (0.65ha). The property would benefit from some updating but an early viewing is needed to appreciate all that this property has to offer.

Situated in the popular town of Llanfyllin with good road links to Welshpool, Oswestry and beyond.

Dyma dy sengl sylweddol, gyda 5 llofft, a thair ystafell dderbyn, sydd â golygfeydd eang a gerddi llawn a ffrwythlon. Byddai'r ty'n elwa o waith diweddar. Awgrymir yn gryf drefnu ymweliad buan er mwyn gwerthfawrogi Hafodunnos. Saif ar fryn ger tref Llanfyllin, gyda chysylltiadau ffyrdd da i'r Trallwng, Croesoswallt a thu hwnt.



DESCRIPTION

This unique property was designed and built and has been in the same family since 1935. There are many original features including the wood panelling in the living room. The gardens have been lovingly planted and host a range of mature flowers, shrubs and trees. The only way to truly appreciate this property is to arrange a viewing.

DISGRIFIAD

Fe gafodd Hafodunos ei gynllunio a'i adeiladu yn 1935 gan Daid y perchennog, a bu'n gartref i'r teulu ers hynny. Mae llawer o nodweddion unigryw, gan gynnwys y paneli pren cerfiedig yn yr ystafell fyw, lloriau pren a thrawstiau. Mae'r golygfeydd o fryniau Dyffryn Cain yn drawiadol. Plannwyd y gerddi gyda gofal, ac y mae amrywiaeth o flodau, perthi a choed aeddfed. Casglwyd cerrig malu trawiadol a'u gosod yn yr ardd. Awgrym yn gryf drefnu i ymweld â Hafodunos er mwyn gwerthfawrogi.

ENTRANCE PORCH

Wooden front door with feature side screens to:

ENTRANCE HALLWAY

Parquet flooring, 2 radiators, picture rail and a staircase to the first floor.

LIVING ROOM

16'0" x 16'5"

Impressive wood panelling from the church in Llaniblodwel, picture rail, dual aspect with countryside views, exposed wooden floorboards and beams, 3 radiators, feature walk in fireplace with tiled hearth, wood and stone surround and an inset log burner, display cupboards to both sides. Upvc door to an enclosed verandah with shelving and a door to the main verandah.

DINING ROOM

12'0" x 13'11"

With exposed beams and floorboards, fireplace with brick surround, wooden mantle, open grate, tiled hearth and shelves to the sides, radiator and a uPVC door to the VERANDAH- which leads around 2 sides of the property and enjoys stunning countryside views.

KITCHEN/BREAKFAST ROOM

6'7" x 25'9"

Fitted with a range of base cupboards and drawers with work surfaces over, eye level cupboards, stainless steel sink with mixer tap, radiator, uPVC double glazed windows, Range cooker (not working), tiled floor, part tiled walls, ladder radiator, under stairs cupboard with shelving, pantry with shelving and a slate shelf, doors to the utility and hallway.

UTILITY ROOM

15'7" x 6'8"

Doors to either end, stainless steel sink, plumbing and space for washing machine, further appliance space, tiled floor, 2 built in storage cupboards.

INNER HALLWAY

Airing cupboard with tank.

BEDROOM/SITTING ROOM

15'7" x 6'8"

UPVC double glazed bay window enjoying stunning countryside views, picture rail and 2 radiators.

STUDY

7'5" x 11'8"

Exposed wooden floor boards, picture rail, built in double cupboard and a uPVC double glazed window enjoying countryside views.

WET ROOM

Low level W.C., wall mounted wash hand basin with mixer tap, walk in shower area with Triton electric shower, uPVC double glazed window to the rear and a heated towel rail.

FIRST FLOOR GALLERIED LANDING

Hatch to loft, 2 radiators, uPVC double glazed window enjoying countryside views.

BEDROOM ONE

12'1" x 15'1"

Exposed wooden floorboards, radiator, 2 built in cupboards and a uPVC double glazed window enjoying countryside views.

BEDROOM TWO

12'0" x 14'1"

Exposed wooden floorboards, radiator, built in cupboard and a uPVC double glazed window enjoying countryside views.

BEDROOM THREE

7'6" x 13'9"

Heated towel rail, picture rail and a uPVC double glazed window enjoying countryside views. Door to:

DRESSING ROOM

Built in double cupboard and a rooflight.

BEDROOM FOUR

6'11" x 13'3"

Radiator, built in cupboard and shelving and a uPVC double glazed window.

BEDROOM FIVE

7'0" x 9'0"

Exposed wooden floorboards, access to eaves storage and a rooflight

BATHROOM

Suite comprising low level W.C., pedestal wash hand basin, panel bath, part tiled walls, heated towel rail, uPVC double glazed window and a built in double cupboard.

OUTSIDE**GARDENS AND GROUNDS**

The sloping gardens and grounds are a particular feature of the property being well stocked with numerous flowers, shrubs, rhododendrons and trees. There is an orchard with numerous fruit trees, an productive area with raspberry plants, blackcurrants and gooseberries. There are numerous paths meandering through the gardens. As you come up the drive there is a grass area to the right hand side.

External access to a cellar.

GERDDI

Mae'r gerddi sydd yn ymestyn ar hyd y llethrau yn nodweddu Hafodunos. Mae'n nhw'n llawn blodau a pherthi amrywiol, rhododendron a choed. Yn y Gwanwyn mae sioe o Gennin Pedr drwy'r gerddi. Mae perllan gyda choed afalau a gellyg, a pherthi mafon cochion, mafon duon ac eirin Mair. Trwy'r cyfan crwydra llwybrau ar hyd y llethrau. Wrth gyrraedd pen ucha'r dreif, mae maes glaswelltog yn arwain at lidiart i'r mynydd sy'n ymestyn uwchlaw'r ardd. Mae modd cyrraedd seler y ty o'r tu allan.

DOUBLE GARAGE

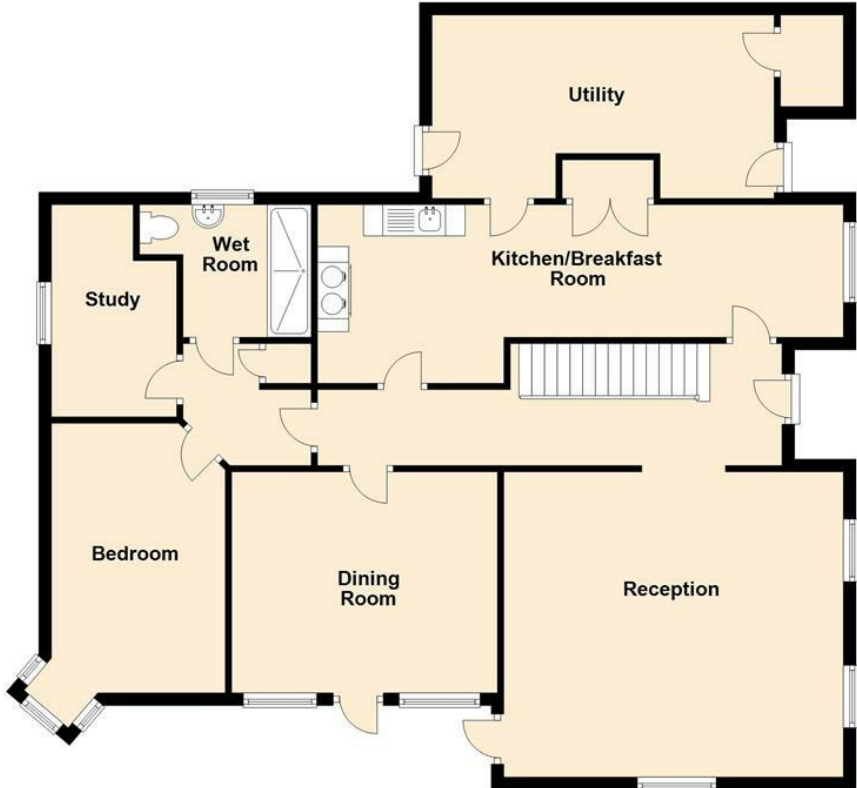
With sliding doors and housing a hot water tank. Behind the garage there is a wood central heating boiler. Lean to storage shed with a path into the gardens.

GAREJ DWBL

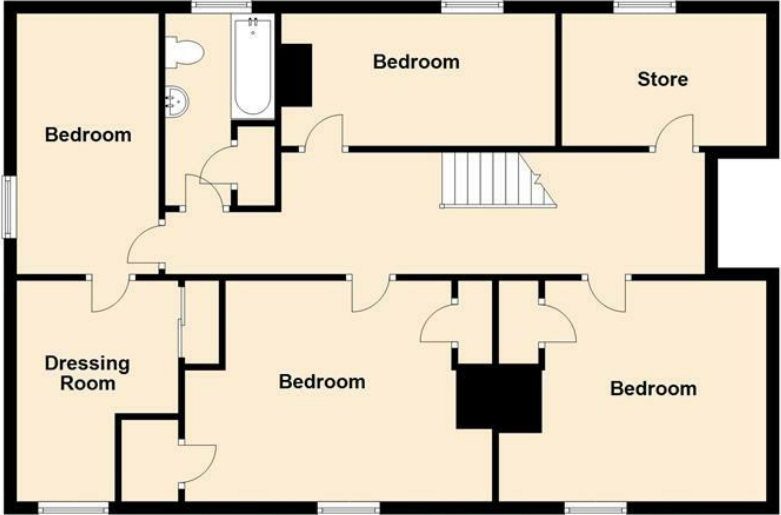
Gyda drysau llithro, ac yn cynnwys tanc storio dwr poeth. Tu ôl y garej mae boiler gwres canolog sy'n llosgi pren - mae hwn, yn ogystal â thannwydd olew, yn gwresogi'r ty. Ar dalcen y garej mae storfa goed tân dan do, sy'n cynnwys wal wedi ei adeiladu o hen briciau a wnaed yn Llanfyllin. O fan hyn gellir gyrraedd at y berllan a'r ardd lysiau.

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

Ground Floor
Approx. 122.4 sq. metres (1317.7 sq. feet)



First Floor
Approx. 91.3 sq. metres (982.5 sq. feet)



Total area: approx. 213.7 sq. metres (2300.2 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

General Services:

Local Authority: Powys County Council

Council Tax Band: G

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:

Proceed out of Welshpool on the Guilsfield road the A490. Proceed through Pentre Beirdd, over the bridge to the T junction and turn right, sign posted Llanfyllin, turn left onto A490, and continue through Bwch Y Cibau and as you come into Llanfyllin, take the second turning right into Derwlwyn lane. Continue over the bridge and turn left there are two driveways, take the higher one and proceed up a steep concrete drive where the drive splits take the

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 a 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.