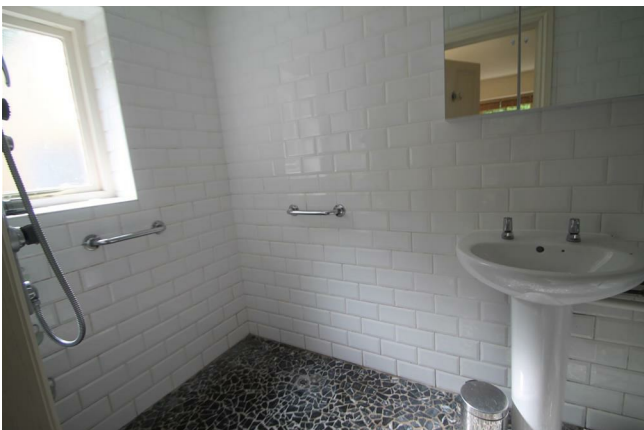
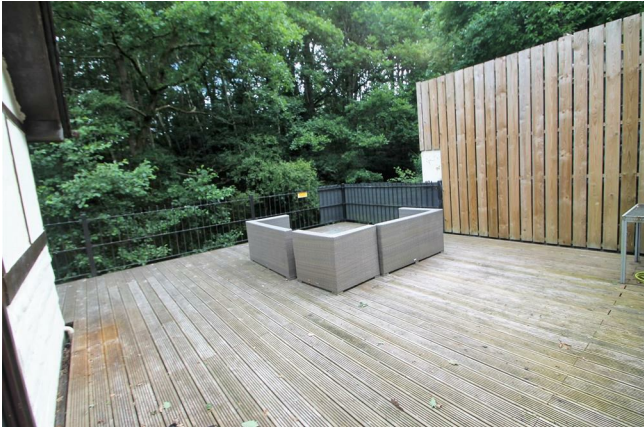






**Saw Mill Studio Pennant, Llanbrynmair, SY19 7BL  
Offers In The Region Of £120,000**

**\*\* HOLIDAY USE ONLY\*\*** This delightful two bedroom furnished holiday cottage is set in the heart of the Mid Wales countryside and backs onto a tributary to the River Twymyn. Open plan kitchen and living room, wet room. Outside the wooden decked balcony allows for a perfect seating area. Off road parking for 2 - 3 cars with a further parking area. **NO ONWARD CHAIN.**



**ENTRANCE**

Double glazed door to:

**KITCHEN**

11'3" x 9'1" (3.43 x 2.78)

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, glass fronted display cupboards, stainless steel sink with mixer tap under a double glazed window to the side aspect, part tiled walls, built in oven, hob and extractor fan, under counter fridge and freezer, washing machine, radiator, tiled floor, door to the shower room and open to:

**LIVING ROOM**

13'6" x 14'0" (4.11 x 4.26)

Feature brick fireplace with inset multi fuel stove, tiled floor, radiator, breakfast bar to the kitchen, two double glazed Velux roof windows, double glazed window to the side and uPVC double glazed French doors leading to the decked balcony. Boiler cupboard housing the oil fired central heating boiler.

**BEDROOM ONE**

10'8" x 7'5" (3.25 x 2.27)

Radiator, wood effect flooring, double glazed window to the rear aspect and a uPVC double glazed door to the decked balcony.

**BEDROOM TWO**

10'8" x 5'5" (3.24 x 1.64)

Radiator, hatch to loft, double glazed window to the rear aspect and a built in cupboard with shelving.

**WET ROOM**

Low level W.C., pedestal wash hand basin, multi function shower unit, heated towel rail, extractor fan and a double glazed window to the front.

**OUTSIDE**

There is a decked balcony to two sides of the property which enjoys views over the adjacent river. A gate leads to a slate area which could be used for seating or parking and enjoys views towards countryside and hills.

**OFF ROAD PARKING**

There is a gravel parking area above the property for at least 2 cars. Double metal gates lead to a further parking area. (The white storage unit is not included in the sale)

**GENERAL NOTES****TENURE**

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

**SERVICES**

We are advised that mains electric and water are connected. Oil central heating. Septic tank. We would recommend this is verified during pre-contract enquiries.

**BROADBAND:** Download Speed: Standard 1 Mbps & Ultrafast 1000 Mbps.

Mobile Service: Likely

**FLOOD RISK:** Flooding from rivers: Risk greater than 3.3% chance each year. Flooding from the sea: Very Low Risk. Flooding from surface water and small watercourses: Risk greater than 3.3% chance each year

**COUNCIL TAX BANDING**

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

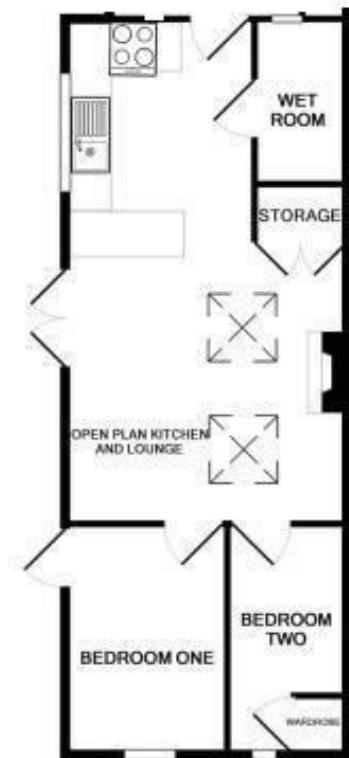
**SURVEYS**

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.

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Local Authority:** Powys County Council

**Council Tax Band:** D

**EPC Rating:**

**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:**

Leave Newtown on the A489 towards Llanidloes and after 6 miles turn right before the railway crossing onto A470. Proceed through the villages of Caersws and Carno. On entering Llanbryn-mair turn left signposted Staylitttle B4518. Continue along this road to the hamlet of Pennant, turn left signposted The Old Schoolhouse and continue over the bridge where the property will be found on the left hand side.

### **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.