



Roger
Parry
& Partners

Tyn Y Glyn Llanfair Caereinion, Welshpool,
SY21 0DN



Tyn Y Glyn Llanfair Caereinion, Welshpool, SY21 0DN
Asking Price £450,000

This three bedroom detached cottage enjoys far reaching countryside views and has been refurbished by the current owners to a high standard. Offering a dining hall, sitting room with multi fuel stove, dining room, conservatory, kitchen and shower room. There is a car port and workshop/shed, off road parking and gardens. Viewing highly recommended.

The town of Llanfair Caereinion offers a good range of services including schooling, leisure centre, shops and Post Office, fish and chip shop, butchers, public houses and garage. Welshpool is approximately 8 miles distant where there is a railway station and bus station and there are good road links to Shrewsbury, Chester and beyond.



ENTRANCE PORCH

4'7" x 9'5"

Composite front door, tiled floor, uPVC double glazed windows to front and either side and internal stained glass window to:

STUDY/SNUG

7'8" x 15'7"

Maximum measurements. Wood effect flooring, radiator, uPVC double glazed window to the side aspect, exposed beam and a staircase to the first floor with cupboard under.

BEDROOM 3

16'4" x 8'3"

Including staircase. Radiator, television point and a uPVC double glazed window to the front and side aspect enjoying countryside views.

SITTING ROOM

13'2" x 10'7"

Maximum measurements. Feature fireplace with tiled hearth, bread oven and inset multi fuel stove, wood effect flooring, exposed beams, radiator and 2 uPVC double glazed windows to the front aspect. Door and staircase to the first floor with cupboard under. Door to:

DINING ROOM

10'0" x 8'4"

Wood effect flooring, radiator, exposed beams, uPVC double glazed window to the front aspect and door to inner hallway and doorway to:

CONSERVATORY

12'0" x 15'0"

Of Upvc double glazed construction with wood effect flooring, television point, fitted blinds and French doors to the gardens. This room enjoys stunning views of the surrounding countryside.

SHOWER ROOM

Modern white suite comprising walk in shower cubicle with twin heads, vanity unit with concealed cistern W.C., wash hand basin with mixer tap with cupboards below, heated towel rail, extractor fan and a uPVC double glazed window.

KITCHEN

11'8" x 6'7"

Fitted with a range of base cupboards and drawers with wooden work surfaces and splash backs over, matching eye level cupboards, glass fronted display cupboard with lighting, one and a half bowl stainless steel sink with mixer tap, integrated fridge and freezer and washing machine, space for cooker, wood effect flooring, built in convector heater, wall mounted central heating boiler, 2 uPVC double glazed windows to the rear aspect and a composite stable door to the gardens.

FIRST FLOOR LANDING

Built in airing cupboard with radiator, exposed beam and a double glazed Velux window.

BEDROOM 1

10'7" x 14'5"

Exposed beams, radiator and a uPVC double glazed window to the front aspect.

BEDROOM 2

13'1" x 10'7"

Maximum measurements. Original fireplace, built in cupboard, exposed beam, radiator, hatch to loft and a uPVC double glazed window to the front aspect.

OUTSIDE**GARDENS**

The gardens enjoy views over the surrounding countryside and are mainly laid to lawn with flower and shrub beds, raised beds, patio entertainment area, outside tap and path to the workshop/shed. Bounded by fencing and hedging.

CAR PORT

14'8" x 10'4"

On a concrete base with power and light. Further off road parking space.

STORAGE SHED

14'8" x 6'8"

On a concrete base with double doors, power and light and a uPVC double glazed window to the side aspect.

AGENTS NOTE

Since the EPC was done, we understand the owners have made the following improvements:

Loft insulation

Insulated and cladded the external end wall and part of front wall

Upvc double glazed windows and doors

Combi boiler

Thermostatic radiator valves

Re wired and new sockets

Log burner

Replaced kitchen and shower room

Added conservatory

Soffits and fascias

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 services are connected. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

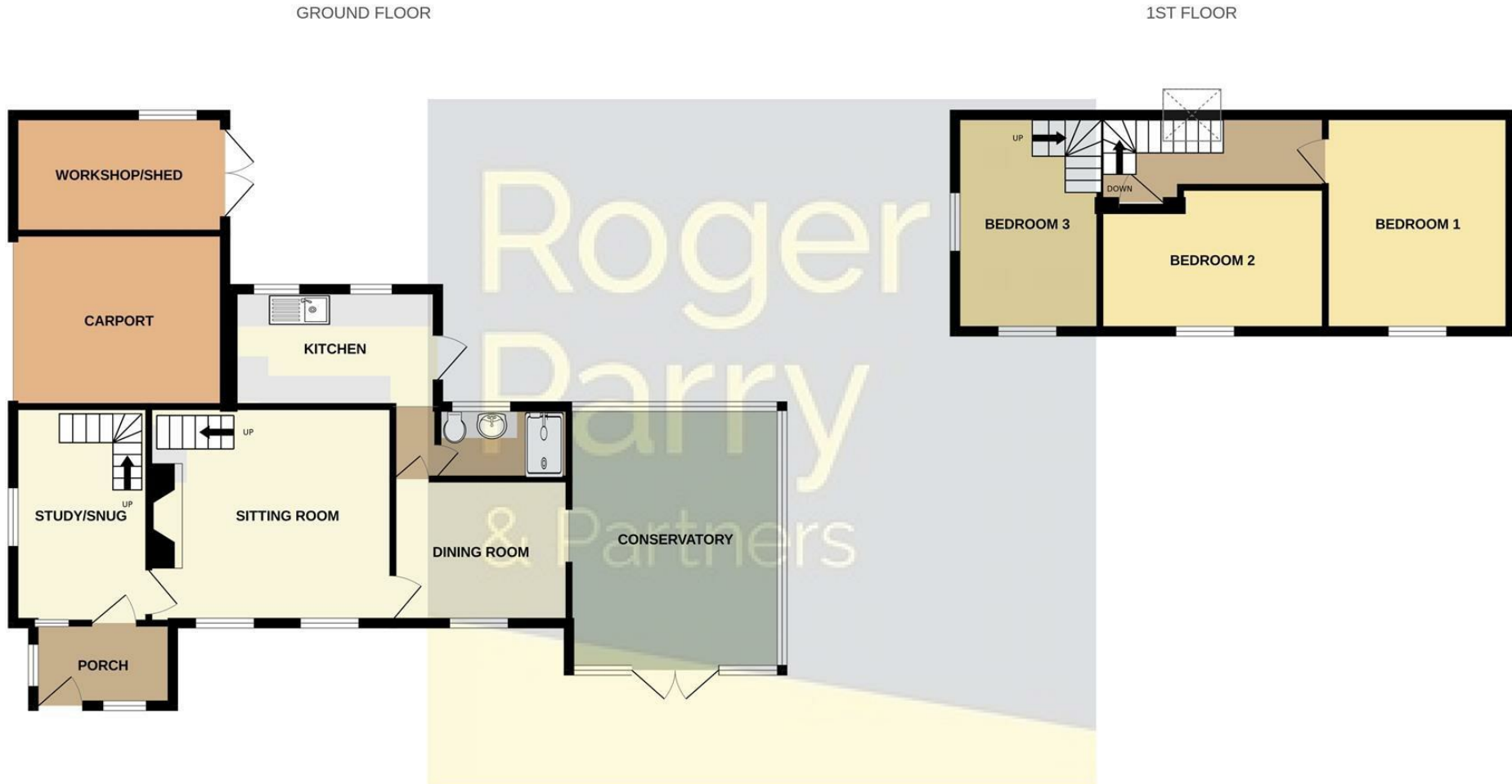
We understand the council tax band is E. We would recommend this is confirmed during pre-contract enquires.

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)



Whilst every attempt has been made to ensure the accuracy of the floorplan 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: 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:

Proceed out of Welshpool on the Llanfair Caereinion Road A458 and continue to the village of Llanfair Caereinion. Turn left onto Bridge Street, follow the road to the right and turn left onto Watergate Street just after the shop. Continue through the traffic calming measures and turn right opposite the garage, sign posted Cefn Coch and Carno. Continue up the hill and turn right at the crossroads. Take the next right continue past 2 properties, continue down the lane along the dirt track and the property will be found at the end of the lane.

What3Words: Park.fists.outdoor

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

01690 554400



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.