



Roger
Parry
& Partners

Garthgell Llanfyllin, Powys, SY22 5ET



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Asking Price £715,000

This impressive country residence stands in approximately 3.5 acres of grounds and offers flexible accommodation with far reaching views. Offering 3 bedrooms and 3 bathrooms, vaulted lounge and 3 further reception rooms along with a conservatory. Double garage and driveway.



RECEPTION HALL

14'9" x 11'4" (4.5 x 3.45)

With wooden glazed front door, stone floor, double glazed window to the front aspect, exposed stonework and beams, radiator, staircase to first floor with cupboard under. (There are 3 separate staircases) Door to CLOAKROOM with W.C. and wash hand basin.

DINING ROOM

19'5" x 17'7" (5.92 x 5.36)

Oak flooring, exposed beams, oak paneling, 3 radiators, dual aspect with 2 double glazed windows to front and double glazed window and door to the rear, double doors leading to:

VAULTED SITTING ROOM

17'8" x 26'9" (5.38 x 8.15)

A stunning room with a vaulted ceiling with exposed beams, feature brick fireplace with wooden mantel and inset log burner and 2 radiators, tall picture window giving impressive countryside views, 2 double glazed windows to the front and side, staircase to the MEZZANINE with a double glazed window giving countryside views and a feature window to the rear and exposed beams.

REAR HALLWAY

Stone floor, radiator, 2 double glazed windows & door to the rear.

CONSERVATORY

12'8" x 10'8" (3.86 x 3.25)

Double glazed windows giving countryside views, stone floor, wood paneling, exposed stonework and French doors to the patio and gardens.

SIDE PORCH

Wooden door leads into:

KITCHEN

17'1" x 9'7" (5.21 x 2.92)

Oak flooring, fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, built in double oven with four ring gas hob over and concealed extractor hood, Range style cooker in a brick surround, integrated dishwasher and fridge freezer, glass fronted display cupboards, end display shelving, double glazed window to the front and side, white 1 1/2 bowl sink with mixer tap, part tiled walls, opening to:

UTILITY ROOM

11'1" x 7'6" (3.38 x 2.29)

Fitted with a range of base and eye level cupboards, work surface, tall storage cupboard, white sink with mixer tap, part tiled walls, double glazed window to rear, exposed beams, tiled floor, radiator, exposed brickwork, door to rear and opening to:

BREAKFAST ROOM

17'1" x 9'3" (5.21 x 2.82)

Oak flooring, exposed brickwork, built in cupboard, radiator, double glazed windows and staircase to first floor.

OFFICE

9'1" x 7'6" (2.77 x 2.29)

Tiled floor, double glazed window, exposed beams and brickwork.

LANDING

Double glazed Velux window, exposed beams.

MAIN BEDROOM

20'5" x 17'8" (6.22 x 5.38)

With a vaulted ceiling and exposed beams, 2 built in double wardrobes, further built in storage cupboard and wardrobes, dual aspect with double glazed windows to front and rear giving countryside views, 2 radiators and door to:

EN SUITE BATHROOM

10'3" x 6'6" (3.12 x 1.98)

Floor standing roll top slipper bath with mixer tap and shower attachment, low flush W.C, vanity wash hand basin with mixer tap and cupboards below, fully tiled shower cubicle, radiator, exposed beams, painted oak paneled walls, oak flooring and double glazed window to front.

BEDROOM

17'3" x 9'9" (5.26 x 2.97)

Narrowing to 6'1 (1.85m). Radiator, vaulted ceiling with exposed beams, double glazed window to front and side and door to:

BEDROOM

17'3" x 9'1" (5.26 x 2.77)

Vaulted ceiling with exposed beams, double glazed window to front, radiator and door to landing.

BATHROOM

7'6" x 17'3" (2.29 x 5.26)

Free standing roll top bath with mixer tap and shower attachment, low flush W.C, wash stand with wash hand basin, oak flooring, double glazed windows to front and side, radiator, double glazed Velux window, airing cupboard with tank and slatted shelving, vaulted ceiling with exposed beams and oak paneling to one wall.

ENSUITE

Fully tiled shower cubicle, pedestal wash hand basin, low level W.C, tiled floor, radiator, exposed beams and double glazed velux window.

LAUNDRY ROOM

14'2" x 6'3" (4.32 x 1.91)

Tiled floor, exposed brickwork, sink, plumbing and space for washing machine, floor standing oil fired central heating boiler and double glazed window to the front.

CLOAKROOM/OUTSIDE W.C

Low level W.C, wall mounted wash hand basin, tiled floor, exposed stone work.

GARAGE

19'4" x 17'7" (5.89 x 5.36)

Double garage with electric roller door, door to side, hatch to loft and window to rear.

WOODSHED**GROUNDS**

Patio entertainment area running the front of the property leading to a raised patio area outside the conservatory making the most of the countryside views. Flower and shrub borders. Gate and path lead to a further fenced raised patio area.

The land is sloping and is fenced.

DRIVEWAY

Double gates lead to a tree lined sweeping driveway which leads to the garage and parking and turning area.

GENERAL NOTES**TENURE**

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

SERVICES

We are advised that it is on mains electric & water. Oil fired central heating and a septic tank.

COUNCIL TAX BANDING

We understand the council tax band is H. 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)



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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General Services:

Local Authority: Powys County Council

Council Tax Band: H

EPC Rating: C

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. As you come into Llanfyllin turn right into Ffrod Y Cain and proceed for approximately 1 mile where the gates can 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.