





Brynhyfryd, Cwm Golau, Cyfronydd, Welshpool, SY21 9EZ
£400,000

This rural 3 bedroom house has 3 receptions, a kitchen/dining room, bathroom and shower room and generous outside space with Dutch Barn. The property has been extended over the years to provide a comfortable family home and is situated within easy reach of Welshpool and Llanfair Caereinion.

* FAR REACHING COUNTRYSIDE VIEWS. *





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




<p>Approximate total area⁽¹⁾</p> <p>1453.67 ft² 135.05 m²</p> <p>Reduced headroom</p> <p>11.95 ft² 1.11 m²</p>
<p>(1) Excluding balconies and terraces</p>
<p> Reduced headroom (below 1.5m/4.92ft)</p>
<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>

DESCRIPTION

This 3 bedroom detached house is approximately 150 years old and was originally a 2 bedroom cottage, over the years it has been extended to provide a good sized family home. The present owner has been here for 40 years and it has been in her family a lot longer. In the kitchen/diner the original oak beams have been covered over but could be uncovered if wished. This charming property also retains its original chimney, which remains intact and could be restored to its former glory if desired. The wet room and bathroom were re fitted in 2022 and a new boiler installed 3 years ago.

ENTRANCE

Composite front door to:

ENTRANCE HALL

Tiled floor, radiator, hatch to loft and doors to kitchen, wet room and:

LIVING ROOM

12'0" x 13'1" (3.68m x 4.00m)

With archway to the sitting room with lovely countryside views.

SITTING ROOM

7'10" x 10'7" (2.40m x 3.25m)

With uPVC double glazed windows and door making the most of the far reaching countryside views, radiator and door to:

STUDY/BEDROOM 4

11'6" x 11'1" (3.53m x 3.38m)

Dual aspect with uPVC double glazed window enjoying far reaching views. Range of built in cupboards with work surface over and radiator.

WET ROOM

Modern wet room with vanity unit with wash hand basin with mixer tap and concealed cistern W.C., shower area with twin heads, heated towel rail and uPVC double glazed window to the side.

KITCHEN/DINING ROOM

20'10" x 11'0" (6.36m x 3.36m)

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, space for cooker, washing machine and fridge/freezer, stainless steel sink with mixer tap, part tiled walls, radiator, tiled floor, staircase to the first floor with shelving under, recess with shelving (could be opened up), inset ceiling lights and uPVC double glazed windows to the front and side enjoying countryside views. Wood and glazed door to:

REAR PORCH

6.57m x 1.22m (1.83m.17.37mm x 0.30m.6.71mm)

Wood effect flooring, windows to the side and rear and a composite door to the front.

FIRST FLOOR LANDING**BEDROOM 1**

12'0" x 9'11" (3.67m x 3.04m)

Radiator and a uPVC double glazed window giving far reaching countryside views.

BEDROOM 2

10'5" x 11'1" (3.2m x 3.40m)

Radiator and a uPVC double glazed window to rear and side giving far reaching countryside views.

BEDROOM 3

11'7" x 6'5" (3.54m x 1.96m)

Built in wardrobes with cupboards above to one wall. Radiator, built in airing cupboard and a uPVC double glazed window giving far reaching countryside views.

BATHROOM

Modern bathroom with bath with central taps and shower attachment, vanity unit with wash hand basin with mixer tap and concealed cistern W.C. and cupboards, tile effect floor, heated towel rail, built in cupboard with slatted shelving and uPVC double glazed window to the side.

OUTSIDE

There is a very generous gravel parking and turning area with parking for numerous cars and part of this could easily be changed into garden if wanted. To the right hand side there is a gravel seating area with flower border which enjoys far reaching countryside views. To the other side of the property there is a patio entertainment area which in turn leads to a further patio entertainment area with flower border which again makes the most of the far reaching views. The property also features a grassed area with fence to boundary, along with an outside tap fed by a natural spring.

WORKSHOP

22'3" x 9'0" and 9'0" x 6'0" (6.8m x 2.75m and 2.75m x 1.83m)

This Dutch Barn is currently used as a work shop and has potential to convert (subject to the relevant permissions and consents)

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 and septic tank. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 3

Mbps. Mobile Service: Likely

FLOOD RISK: Flooding from rivers: Very Low Risk
Flooding from the sea: Very Low Risk
Flooding from surface water and small watercourses: Very Low Risk

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.





Local Authority: Powys County Council

Council Tax Band: D

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:

From Welshpool take the A458 road towards Llanfair Careinion. Proceed for 4.4 miles and turn left onto B4385.

Take the first right to stay on B4385. Proceed for 1.2 miles and turn left. Proceed for 0.5 miles and the property can be found on the right hand side as indicated by our

For Sale board. What Three Words:

afternoon:rinse:charts

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

**Roger
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& Partners

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.