





**Ty Brith, Brithdir, Llanfyllin, SY22 5HA**  
**£425,000**

This delightful 3 bedroom detached extended cottage has flexible accommodation with 2 receptions, office/bedroom 4, shower room and bathroom, utility room, conservatory and a kitchen/breakfast room. The property is situated within easy reach of Welshpool and Oswestry and has a large garden which enjoys countryside views and 2 paddocks extending to around an acre.





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



Ground floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1487.14 ft<sup>2</sup>  
138.16 m<sup>2</sup>

**Reduced headroom**

7.43 ft<sup>2</sup>  
0.69 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

**ENTRANCE**

Wood and glazed front door to:

**ENTRANCE HALLWAY**

7'9" x 12'8" (2.37m x 3.88m)

Radiator, uPVC double glazed window to the front aspect, wooden flooring and staircase to the first floor with cupboard under.

**LIVING/DINING ROOM**

12'8" x 21'0" (3.88m x 6.42m)

A triple aspect room with uPVC double glazed windows to the front and side and uPVC double glazed French doors opening to the rear gardens. Feature brick fireplace with inset log burner and side display plinth and 2 radiators.

**KITCHEN/BREAKFAST ROOM**

13'3" x 12'6" (4.06m x 3.83m)

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, glass fronted display cupboards, display shelving, one and a half bowl sink with mixer tap under a window to the rear and a uPVC double glazed window to the side, part tiled walls, space for cooker, plumbing and space for dishwasher and tall fridge freezer, radiator, tiled floor. Doorway to inner hall and wood and glazed door to:

**CONSERVATORY**

11'4" x 8'11" (3.46m x 2.74m)

Of brick and uPVC double glazed construction with far reaching views and a door to the side.

**INNER HALLWAY**

Tiled floor and doors to the shower room and utility and archway to:

**SITTING ROOM**

12'5" x 11'3" (3.79m x 3.44m)

Stone flooring, radiator, uPVC double glazed window to the front, feature exposed beams and a stone fireplace with inset log burner.

**SHOWER ROOM**

White suite comprising low level W.C., vanity wash hand basin with mixer tap and cupboard and drawer below and mirror and shelving above, fully tiled shower cubicle, heated towel rail, tiled floor and uPVC double glazed window to the rear.

**UTILITY ROOM**

7'4" x 10'1" (2.25m x 3.08m)

Range of base cupboards and drawer with work surfaces over, eye level cupboards, cupboard housing the boiler with shelving above, integrated fridge and freezer, tiled floor, radiator, plumbing and space for washing machine, one and a half bowl stainless steel sink with mixer tap and a uPVC double glazed window to the rear aspect.

**SNUG/OFFICE/BEDROOM FOUR**

7'4" x 12'0" (2.25m x 3.68m)

Radiator and uPVC double glazed window to the front aspect.

**FIRST FLOOR LANDING**

Roof window to rear.

**BEDROOM ONE**

9'7" x 12'5" (2.93m x 3.79m )

Dual aspect with uPVC double glazed windows to the front and rear giving lovely views across the rear gardens to countryside beyond. Radiator and feature stone chimney breast with cupboard to the side.

**BEDROOM TWO**

11'8" x 12'9" (3.57m x 3.91m)

Dual aspect with uPVC double glazed windows to the front and side, radiator and wooden flooring.

**BEDROOM THREE**

15'8" x 7'10" (4.80m x 2.40m)

Dual aspect with uPVC double glazed windows to the side and rear giving lovely views across the rear gardens to countryside beyond. Radiator and a range of built in wardrobes.

**BATHROOM**

Suite comprising shaped bath with mixer tap and shower attachment, low level W.C., vanity wash hand basin with mixer tap and cupboards and drawers under, part tiled splash back, light/shaver socket, heated towel rail and uPVC double glazed widow to the front.

**OUTSIDE****FRONT**

Area of lawn with brick walling and path and steps to the front door. Gravel driveway providing off road parking.

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**REAR**

Patio entertainment area adjacent to the conservatory which makes the most of the lovely countryside views and area laid to gravel. gate and path to the front. The main gardens are of a good size and mainly laid to lawn with a selection of shrubs and trees.

**PADDOCK**

Five bar gate from the council road leads to the paddock which we are advised extends to approximately an acre and is enclosed by mature hedging and fencing with specimen trees and enjoys views towards open countryside.

**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 drainage. We would recommend this is verified during pre-contract enquiries.

**BROADBAND:** Download Speed: Standard 4 Mbps

Mobile Service: Likely

**FLOOD RISK:** Flooding from rivers: Very Low.

Flooding from the sea: Very Low. Flooding from surface water and small watercourses: Very Low.

**COUNCIL TAX BANDING**

We understand the council tax band is F . 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.



**Local Authority:** Powys County Council

**Council Tax Band:** F

**EPC Rating:** E

**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 Llanfyllin, continue through the town and proceed on the B4391 towards Rhos-Y-Britthdir. Turn right onto the B4580 and the property can be found on the right hand side. Sat Nav will take you directly to the property.

### **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 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.