







Tawelfa, Tylwch, Llanidloes, SY18 6JZ  
£399.950

This spacious 3 double bedroom detached bungalow enjoys far reaching countryside views and is situated just 1 1/2 miles outside Llanidloes in a semi rural location. Offering a large kitchen/dining room, sitting room with log burner and double garage and having been recently improved by the current owner.





**ENTRANCE**

Tiled floor, composite front door and side screen to:

**ENTRANCE HALLWAY**

With 3 radiators, wood effect floor, hatch to boarded loft with ladder, coved ceiling and dado rail.

**SITTING ROOM**

Feature brick fireplace with inset log burner, wood effect flooring, 3 radiators, coved ceiling and uPVC double glazed French doors and side screens to the front aspect enjoying views towards open countryside.

**KITCHEN/DINING ROOM**

The current owner has fitted a Howdens kitchen comprising base cupboards and drawers with wood effect work surfaces over, matching eye level cupboards, double drainer stainless steel sink under a UPVC double glazed window to the rear with views towards open countryside, part tiled walls, tiled floor, pull out larder cupboard, space for Range style cooker with extractor hood over, 2 radiators, appliance space, door to the utility room and uPVC double glazed French doors to the patio and enjoying views towards open countryside.

**UTILITY ROOM**

Matching units to the kitchen with base cupboards with wood effect work surface over, stainless steel sink, part tiled walls and tiled floor, built in cupboard and airing cupboard with tank and slatted shelving. Floor standing oil fired boiler. Composite door and uPVC double glazed window to the rear patio.

**OFFICE**

Tiled floor, radiator, door to store room and uPVC double glazed window to the side. Door to:

**W.C.**

White low level W.C., radiator, tiled floor and uPVC double glazed window to the rear.

**STORE ROOM**

This was formerly the garage and the metal up and over door remains but there is an internal wall which could be removed. Composite door to the side and door to the utility.

**BEDROOM 1**

Built in double wardrobe with oak doors, radiator and a uPVC double glazed window to the rear with views towards open countryside.

**BEDROOM 2**

Radiator and uPVC double glazed window to the front with views towards open countryside.

**BEDROOM 3**

Built in double wardrobe with oak doors, radiator and a uPVC double glazed window to the front with views towards open countryside.

**BATHROOM**

Modern white suite comprising free standing roll top bath with mixer tap and shower attachment, low level W.C., wash hand basin, tiled floor, marine board to the walls, heated towel rail and uPVC double glazed window to the rear.

**OUTSIDE****FRONT**

Laid to patio and gravel for ease of maintenance and enjoying far reaching countryside views. Outside security lighting.

**SIDE**

Currently used for keeping chickens.

**REAR**

Laid to patio for ease of maintenance and enjoying views over fields. Oil Tank. Covered storage area with a door to the patio. Door to garage and WOODSTORE.

**DOUBLE GARAGE**

Twin up and over roller doors, power and light, water tap and personal door to the side.

**AGENTS NOTE**

Since the EPC was commissioned the current owner has installed new uPVC double glazed doors and windows.

Please note this property currently benefits from a hoist system in the living room, bedroom one and the bathroom. The sellers have advised the selling agent, they will remove the hoist system upon completion and restore the rooms to their original state. Alternatively, the hoist system can be left in place by separate negotiation.

As the selling agent we have been advised by the sellers, the route proposed for the improvements to the Rhiwlas Green Energy Network will be within close proximity to the home. For further information please visit Green Gen Cymru.

**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. This property also boasts energy-efficient solar panels. We have been advised by the current vendor that they significantly reduce annual utility expenses. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Superfast 32 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: Low Risk

COUNCIL TAX BANDING: We understand the council tax band is G. 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.

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





## General Services:

**Local Authority:** Powys

**Council Tax Band:** G

**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.

## 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.