



Roger
Parry
& Partners

Tan Y Gadair Rhysgog Lane, Llanfyllin, Powys,
SY22 5LD



Tan Y Gadair Rhysgog Lane, Llanfyllin, Powys, SY22 5LD
Asking Price £410,000

A three bedroom detached house with far reaching countryside views sat on a plot of approximately 1.25 acres (0.505 hectares) close to the popular town of Llanfyllin. With kitchen/dining room, living room with log burner, sun room., modern bathroom and a utility room. There is generous parking/turning space, numerous sheds, gardens and sloping paddock.



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 Bwich Y Cibau and as you come into Llanfyllin, take the left hand turn opposite The Workhouse. Continue up this lane and the property can be found at the top as indicated by our For Sale board.

ENTRANCE

Stable door to:

ENTRANCE HALLWAY

Radiator, opening to kitchen/breakfast room and door to:

UTILITY ROOM

6'5" x 7'0"

With work surface and eye level cupboards, radiator, plumbing and space for washing machine, further appliance space and double glazed window to the front and side aspects.

KITCHEN/DINING ROOM

11'1" x 23'2"

Fitted with a modern range of base cupboards and drawers with work surfaces over, matching eye level cupboards, white sink with mixer tap, integrated oven, hob and extractor fan, integrated dishwasher, space for tall fridge/freezer, opening to the sun room and staircase to the lower level.

SUN ROOM

3'0" x 23'2"

Exposed brickwork and uPVC double glazed windows enjoying far reaching countryside views.

BEDROOM ONE

9'1" x 13'1"

Narrowing to 5'10" (1.5m)

Dual aspect with double glazed windows to the side and the rear, the rear having far reaching countryside views. Wood effect flooring and radiator.

BEDROOM THREE

9'1" x 8'1"

Measurement excludes built in double wardrobe. Radiator and a double glazed window to the front.

BATHROOM

5'1" x 12'1"

Modern white suite comprising concealed cistern W.C., vanity wash hand basin with mixer tap and cupboard under, part tiled splashback, freestanding bath with mixer tap and shower attachment, separate shower cubicle, heated towel rail and 2 double glazed windows to the front.

LOWER LEVEL**LIVING ROOM**

19'1" x 12'5"

Tiled hearth with inset log burner, door to cupboard housing Worcester calor gas central heating boiler and window to front. Staircase to first floor with storage area under, 2 double glazed windows giving far reaching countryside views, door to bedroom 2 and uPVC double glazed French doors to the gardens.

BEDROOM TWO

8'6" x 12'5"

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

OUTSIDE**PARKING**

From the land a gate leads to generous parking and turning area.

GARDENS AND GROUNDS

The plot extends to approximately 1.25 acres (0.505 hectares). Gate to fenced CHILDRENS PLAY AREA - with swing/slide. Gate and path to the gardens which are laid to lawn with flower and shrub beds, path to the front door and path to the side with raised beds and a GREENHOUSE. There is a patio entertainment area which makes the most of the far reaching countryside views. There are various sheds, summerhouse, playhouse. There is a sloping paddock with grass, trees and shrubs. MOBILE PONY SHELTER.

GENERAL NOTES**TENURE**

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

SERVICES

We are advised that the property has mains electric, Calor gas central heating, bore hole and septic tank. 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-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.

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: Mains electric, water - bore hole, drainage - septic tank, central heating- calor gas

Local Authority: Powys

Council Tax Band: E

EPC Rating: E TBC

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.