Town & Country

Estate & Letting Agents









44 Bron Y Gaer, Llanfyllin, SY22 5DF

Offers In The Region Of £179,995

Situated in the convenient location of Bron Y Gaer, Llanfyllin, this delightful semi-detached house offers a perfect blend of modern living and countryside tranquillity. This fully renovated property is ready for you to move in without any hassle. The house features a spacious reception room, ideal for entertaining guests or enjoying quiet evenings with family. With three well-proportioned bedrooms, there is ample space for a growing family or for those who desire a home office. The bathroom and kitchen has been thoughtfully updated, ensuring comfort and convenience. Built in 1960, this home has been meticulously modernised with new windows, doors and heating system along with new flooring throughout giving it a fresh and contemporary feel. One of the standout features of this property is the low maintenance garden, which offers a serene outdoor space to relax and unwind. With the picturesque countryside at the rear, you can enjoy the beauty of nature right at your doorstep.

This turn-key ready home is perfect for anyone looking to settle in a peaceful location while still being close to local amenities. Whether you are a first-time buyer or seeking a family home, this property in Llanfyllin is not to be missed. Come and experience the charm and comfort it has to offer.

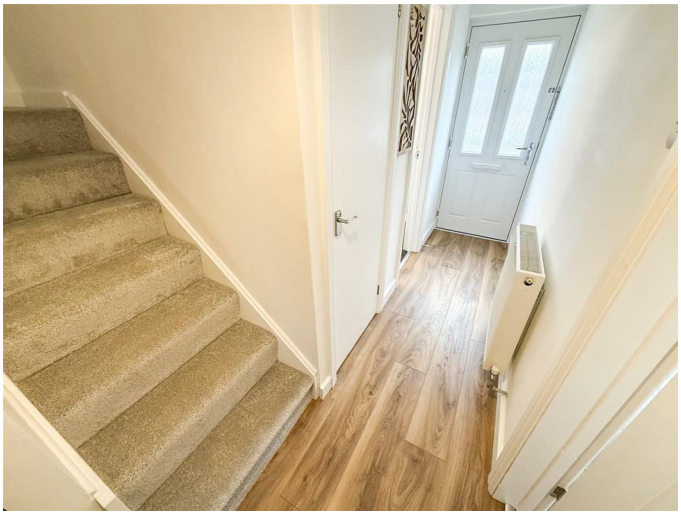
Directions



From our Willow Street office, proceed out of town before turning left onto Welsh Walls. Follow the road round and turn left and proceed to the traffic lights. At the lights turn right and head towards Morda. Proceed through the village and turn right upon reaching the bypass. Continue along before turning right at the crossroads at Llynclys. Follow the road along until reaching a turning on the left signposted for Llansantffraid. Follow through Llansantffraid, turning right towards Llanfyllin just after the Red Lion Hotel. After approx 3 miles pass through the village off Llanfechain and turn right at the junction (approx. 1 mile after the village) towards Llanfyllin. On entering Llanfyllin turn left at the old HSBC bank follow the road to the junction go straight across and follow the lane up where the Bron Y Gaer estate will be found on the right hand side. Follow the road around where the property will be will be seen on the right hand side identified by our 'For Sale' board.

Accommodation Comprises:

Hallway



The property is accessed by a door to the front of the property into the hallway which has a door into the cloakroom, understairs storage cupboard and stairs to the first floor landing. Wooden flooring throughout and a radiator.

Cloakroom



Comprising a WC, wash hand basin and a window to the front of the property. Tiled floor and a radiator.

Lounge 13'3" x 11'4" (4.06m x 3.46m)



The lounge has a large window to the front flooding this home with light, a feature fireplace, wooden flooring, a radiator and a door leading into the kitchen.

Additional Photo



Additional Photo



Kitchen/Breakfast Room 21'2" x 7'8" (6.46m x 2.36m)



The brand new kitchen comprises a range of wall and base units with solid wood worktops over, one and a half bowl black sink and with a mixer tap over, space and plumbing for a dishwasher, electric oven and hob with extractor fan over and two radiators.

There is space for a freestanding fridge freezer and space for a dining table. There is a window and door to the rear along with French doors which lead to the garden/patio.

Additional Photo



Additional Photo



Additional Photo



First Floor Landing



With access to the loft space by hatch, a radiator, doors into the bedrooms and bathroom and an airing cupboard with a radiator providing extra storage space.

Bedroom One 10'7" x 11'4" (3.23m x 3.46m)



A generous double room with a window to the front and a radiator.

Bedroom Two 11'5" x 9'11" (3.49m x 3.04m)



A second double room with a window to the rear with open countryside views and a radiator.

Bedroom Three 9'6" x 7'6" (2.90m x 2.30m)



A smaller room with a window to the front and radiator.

Bathroom



The recently fitted bathroom suite comprises a panel bath with mixer tap and mains shower over.

W/C and wash hand basin, radiator, Aqua panelled walls and a vinyl floor.

Rear Garden



To the rear of the property it benefits from a low mainteance, large, fully paved patio with steps to a further patio area ideal for entertaining. Being fully enclosed by fence panelling and borders planted shrubs. There are fantastic views over the adjoining farmland at the rear of the property. The garden also benefits from a useful brick built shed perfect for extra storage.

Additonal Photo



Additional Photo



Additional Photo



Additional Photo



Front Garden



The front of the property is accessed over a front garden which is mainly laid to lawn with a path which leads to the side of the property and around to the rear. There are steps up to the front door. Parking is on-street and there is a useful carpark over the road.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band C.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

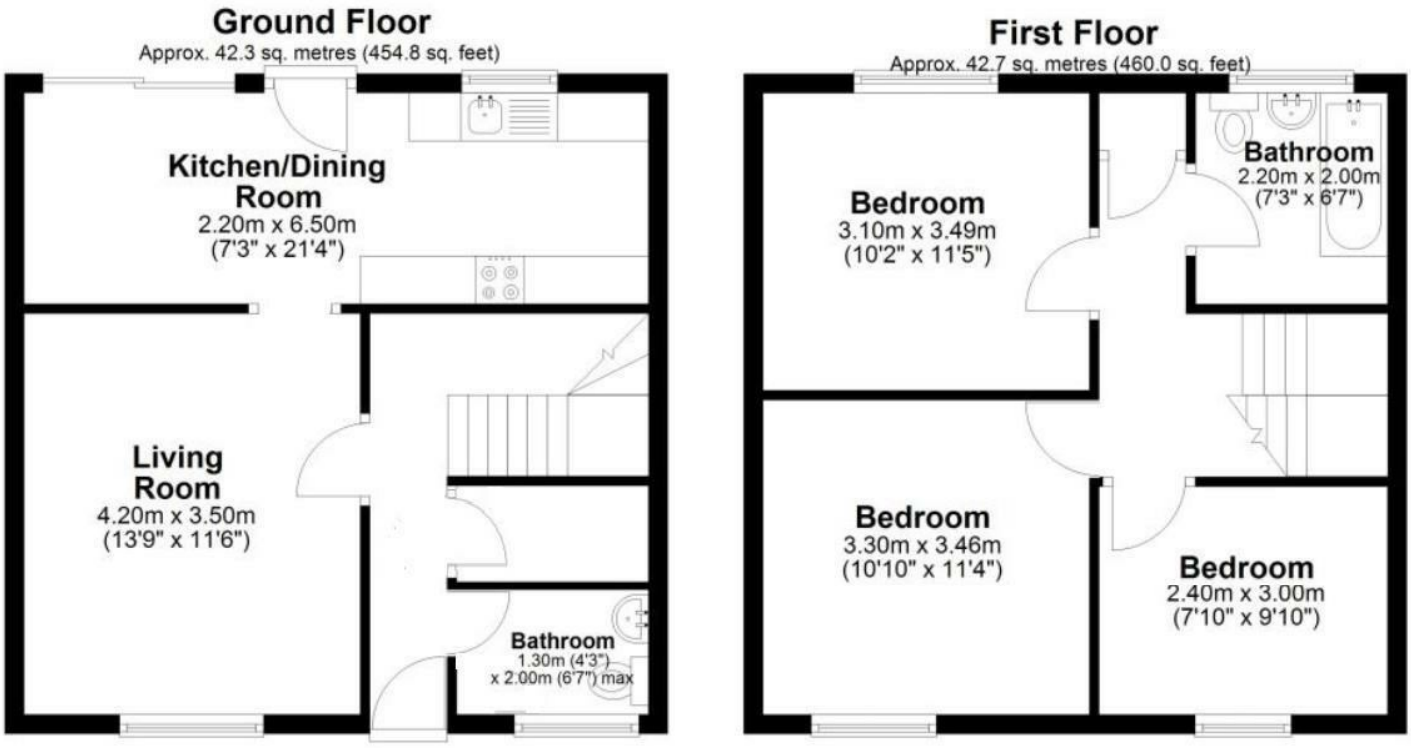
Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

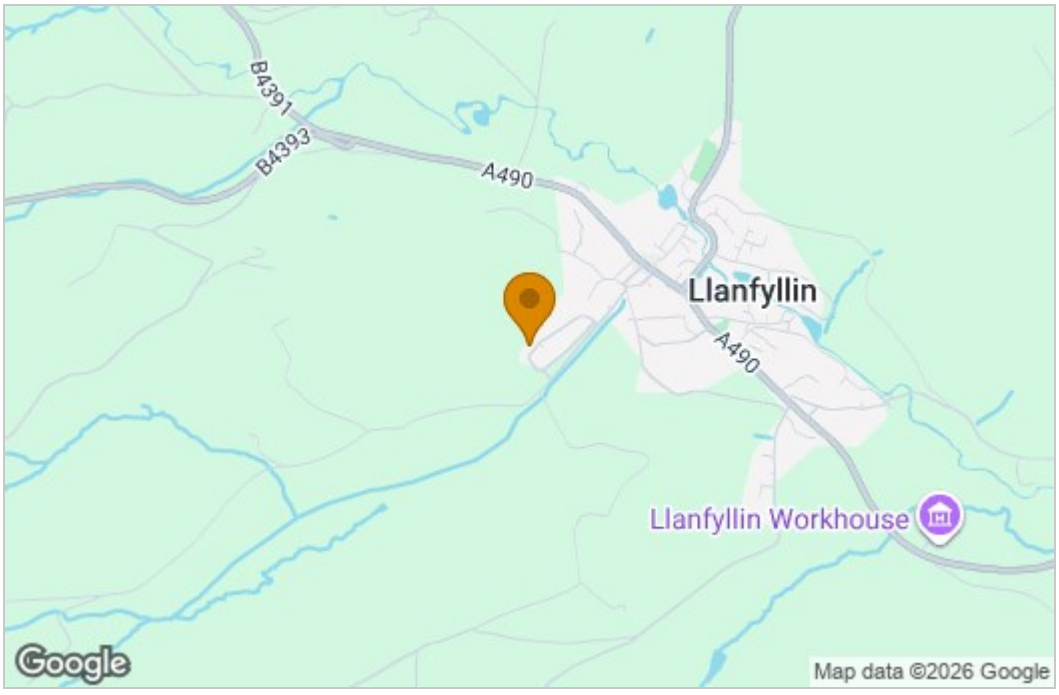
Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

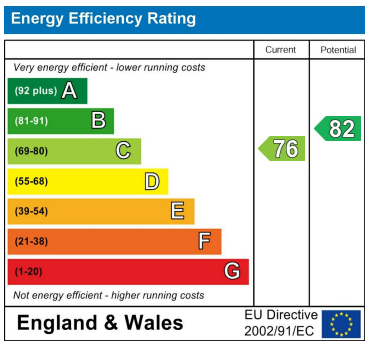
Floor Plan



Area Map



Energy Efficiency Graph



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