



Tom Parry

Tan Yr Allt, Rhyd Y Sarn, LL41 4NT
Offers in the region of £245,000

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Nestled in the picturesque hamlet of Rhyd y Sarn, this charming detached stone cottage offers a delightful blend of modern comforts and traditional character. The property boasts three well-appointed bedrooms, making it an ideal home for a family, or for someone looking for a second home.

As you enter, you are greeted by a warm and inviting reception room, which features exposed stone walls and charming ceiling beams that add to the cottage's unique character. The modern kitchen is equipped with contemporary fittings and the bathroom has also been tastefully updated, providing a stylish and functional space.

The property is further enhanced by a multifuel stove, perfect for cosy evenings, and an air source heat pump, providing hot water and offering energy-efficient heating throughout the year. Outside, you will find an off-road parking area that accommodates up to three cars, providing convenience for residents and guests alike.

The outdoor space is equally impressive, featuring a lovely patio and seating area, ideal for enjoying the tranquil surrounding forests and hills. A raised garden to the side and rear offers a wonderful space to relax.

Internal inspection is highly recommended in order to appreciate this property's beauty and charm.

BF1507

ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

Lounge

with multi fuel stove, exposed stone walls, tiled flooring, dual aspect, 1 radiator, stairs to first floor

Dining Room

with 1 radiator

Bedroom 3

with 1 radiator

Kitchen

with hot and cold ceramic sink, matching wall and base cupboards, electric oven and ceramic hob with extractor hood, stable door leading out to rear

Shower Room

with wash hand basin, low level WC, double shower cubicle

FIRST FLOOR

Bedroom 1

with stripped and stained floorboards, eaves storage, exposed ceiling beams, airing cupboard housing the hot water cylinder, 1 radiator

Bedroom 2

with stripped and stained floorboards, eaves storage, exposed ceiling beams, 1 radiator,

EXTERNALLY

Off road parking area for two/three cars

Patio/seating area

Raised garden to side and rear

Stone store shed

SERVICES

Air source heat pump supplying the central heating system and hot water

Mains water, electricity and drainage

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band 'A'



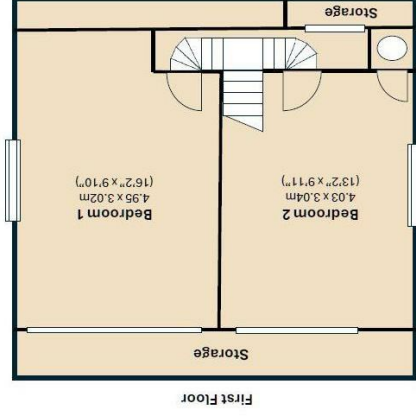
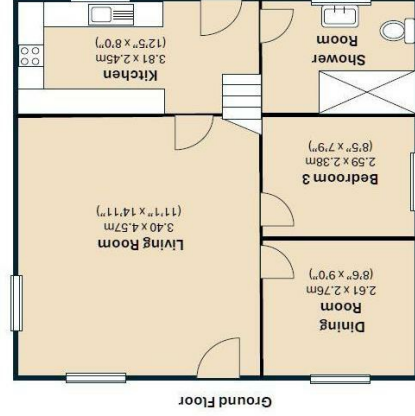




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape and style. No liability is accepted in respect in respect of any consequential loss arising from the use of this plan.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

