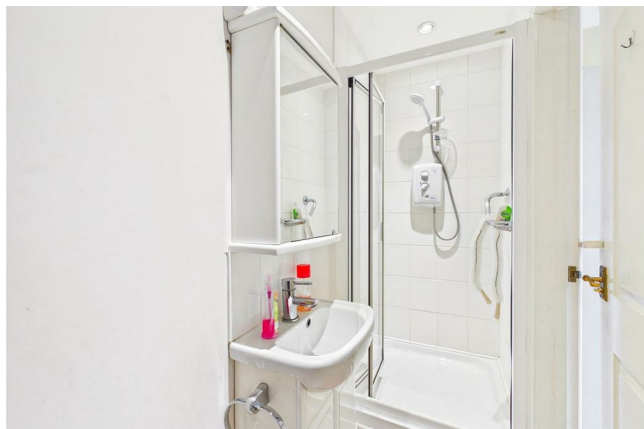






**Ty Bric Du, Llangadfan, Powys, SY21 0PU**  
**Guide Price £340,000**

This spacious 3 bedroom detached bungalow is sat on a plot of approx 0.38 acres and enjoys far reaching countryside views. The property would benefit from some updating and comprises sitting room, kitchen/dining room, utility room, study, master bedroom with en suite and family bathroom. There is a detached garage, mobile home, poly tunnel. **NO ONWARD CHAIN.**



**ENTRANCE**

With uPVC front door and side screen to:

**ENTRANCE HALLWAY**

Radiator and doors to accommodation.

**STUDY**

Radiator, high level internal window to the kitchen and a wood and glazed door to the hallway.

**LIVING ROOM**

Dual aspect with uPVC double glazed windows to the front and side, radiator and wooden fireplace with inset log burner and hearth.

**KITCHEN/DINING ROOM**

Fitted with a range of wood fronted base cupboards and drawers with wooden work surfaces over, matching eye level cupboards, end display shelving, glass fronted display cupboards, white butler style sink under a uPVC double glazed window overlooking the gardens, part tiled walls, tiled floor, Rangemaster stove with extractor hood over, radiator, uPVC double glazed window to the front aspect and French doors to the side patio. Archway to:

**UTILITY ROOM**

Fitted with eye level cupboards and open shelving, plumbing and space for washing machine, Worcester oil fired central heating boiler, tiled floor, plumbing and space for washing machine, radiator, space for tall fridge freezer, hatch to loft, door to en suite and uPVC door and window to the rear gardens.

**BEDROOM 1**

Dual aspect with uPVC double glazed window to the rear and side, radiator, built in double wardrobe and door to:

**EN SUITE SHOWER ROOM**

Suite comprising low level W.C., vanity wash hand basin with mixer tap and cupboard under, fully tiled shower cubicle with Triton electric shower, heated towel rail, tiled floor and light/shaver socket. (Also having a door to the utility room)

**BEDROOM 2**

Radiator, built in double wardrobe and uPVC double glazed window to the side aspect.

**BEDROOM 3**

Radiator, built in double wardrobe and uPVC double glazed window to the front aspect.

**BATHROOM**

White suite comprising panel bath, low level W.C., vanity wash hand basin with mixer

tap and cupboards and drawers below, fully tiled shower cubicle with Triton electric shower, tiled floor, heated towel rail, extractor fan, mirror/light/shaver socket and uPVC double glazed window to the front.

**OUTSIDE****FRONT**

Gate leads to the driveway which provides off road parking and turning and leads to the garage. Path leads to the front door, laid to lawn with flower and shrub beds. Gate leads to the side garden.

**SIDE**

Mainly laid to lawn with patio entertainment area enjoying far reaching countryside views. A selection of fruit trees. To the right of the driveway there is a section of garden that has a mobile home with wooden lean to attached, garden shed and a poly tunnel.

**GARAGE**

Up and over door, power and light and personal door to the side.

**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, drainage and water are connected. Oil central heating. We understand the Broadband Download Speed is: Standard 17 Mbps & Superfast 48 Mbps. Mobile Service: Good outdoor, variable in home. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract 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 AND FEE DISCLAIMER**

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

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



Ground floor Building 1



Ground floor Building 2



**Approximate total area<sup>(1)</sup>**  
122.8 m<sup>2</sup>  
1323 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**Local Authority:** Powys County Council

**Council Tax Band:** E

**EPC Rating:** C

**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:

What3words: <https://w3w.co/models.shredding.remake>  
From Welshpool office proceed from Broad Street into High Street and continue to the roundabout at Raven Square taking the 1st main exit signposted Llanfair Caereinion (A458). Continue along this road through Llanfair Caereinion and Llanerfyl. On entering Llangadfan turn left immediately in front of the Cann Office Hotel passing River Bend Caravan Park on the right, bear right over the stone bridge. On entering the village turn right and continue along the lane for approximately 1/2 mile and the property can be found on the right hand side as indicated by our For sale board.

### 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](mailto:welshpool@rogerparry.net)

01438 554409



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 a 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.