



Tan Y Bryn, Llandysilio SY22 6RB



Bedrooms: 3

Bathrooms: 2

Receptions: 2

Woodhead Sales and Lettings are delighted to present this charming pre-war three-bedroom detached home, offering versatile living spaces and energy-efficient features.

Step through the glazed door and windows into the welcoming **Entrance Porch** (1.91m x 0.91m), featuring a tiled floor and practical coat hooks. From here, you access the **Entrance Hall** (2.12m x 2.85m), which includes a radiator with a thermostatic valve and fitted carpet, leading to the ground floor rooms.

The convenient **Guest Cloakroom** (1.92m x 2.92m) is an 'L' shaped room, fitted with a low-level WC, a tiled cubicle with an electric shower, and a hand wash basin.

The bright **Lounge** (5.39m x 3.71m) is a focal point of the home, featuring a front aspect bay UPVC window, fitted carpet, a comforting log burner set in a fireplace, and a double panel radiator with a thermostatic valve. A door from here leads into the inviting **Second Conservatory** (4.39m x 4.81m), with its tiled floor and direct access to the garden.

The spacious **Dining Room** (4.46m x 3.72m) is ideal for entertaining, offering front aspect bay and side aspect windows, fitted carpet, and a double panel radiator with a thermostatic valve.

The well-appointed **Kitchen** (4.72m x 2.57m) benefits from rear aspect doors and windows leading into the main conservatory, providing pleasant views over the surrounding fields. It features a tiled floor, a radiator with a thermostatic valve, a range of eye and base units, an integral split oven and hob, and space for a fridge. A practical walk-in pantry is cleverly tucked away in a cupboard under the stairs. The adjoining **Conservatory** (3.16m x 3.94m) offers a tiled floor and a door leading out to the garden. A separate **Utility Room** (1.77m x 1.78m) provides a tiled floor and space for a fridge freezer and washing machine.

Ascending the **Stairs and Landing**, with fitted carpet, you will find a hatch to the insulated loft and a useful airing cupboard. **Bedroom 1** (4.68m x 3.69m) is a substantial room with front and rear aspect windows, fitted carpet, a radiator with a thermostatic valve, and fitted wardrobes. **Bedroom 2** (3.72m x 3.82m) offers front and side aspect windows, fitted carpet, a radiator with a thermostatic valve, and fitted wardrobes. **Bedroom 3** (2.84m x 2.68m) features front aspect windows and fitted carpet.

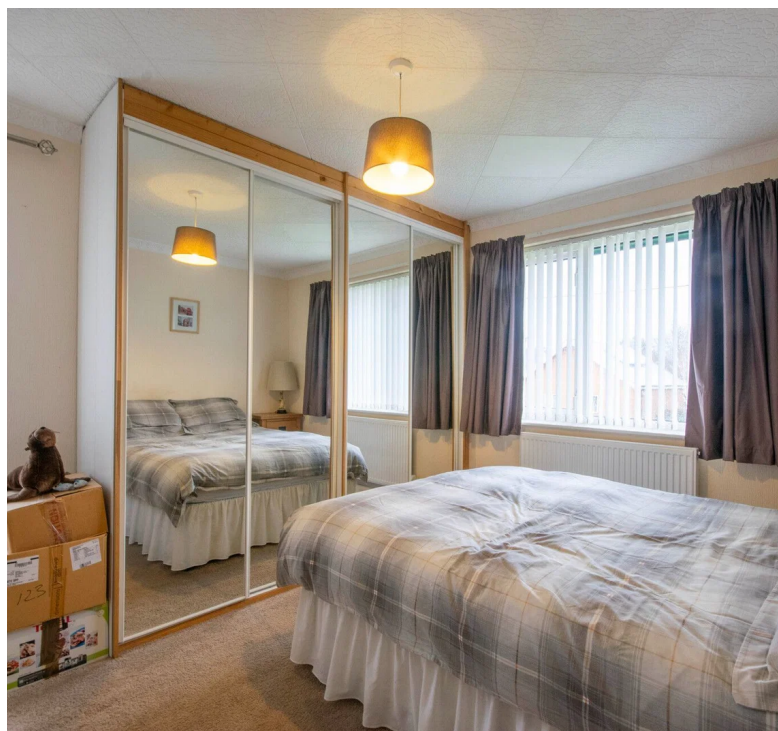


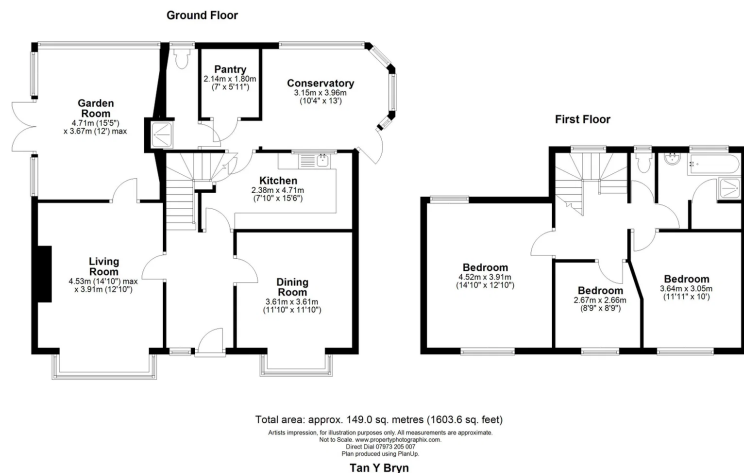


The main **Family Bathroom** (2.66m x 2.39m) is equipped with a bath and a separate shower cubicle, a radiator, a hand wash basin, and boasts tiled floor and walls. A separate **WC** (1.61m x 1.06m) includes rear obscured windows, a low-level WC, and a tiled floor.

Externally, the property boasts a welcoming **Front Garden** with an extensive driveway providing ample parking for family vehicles, a large lawn with neat hedge borders, and a good-sized wooden shed. The **Rear Garden** is designed for low maintenance with block paving, housing the air source heat pump, two metal sheds, and a log store. The property benefits from an air source heat pump complemented by solar panels, enhancing its energy efficiency. This home offers a generous floor area of 861 sq ft and is rated council tax band 'E' by Powys Council.

We invite you to view this lovely home to fully appreciate its appeal and comfortable accommodation.





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