Tan Y Waun
Penrhos
Ystradgynlais
Powys.

Price **£200,000**











- Charming cottage in a sought-after village location
- Beautifully presented throughout
- Balcony off the second bedroom with vies
- Close to local amenities and countryside walks

General Description

EPC Rating: C69

Charming Cottage with Beautiful Garden & Balcony.
Situated in the popular village of Penrhos, this charming cottage offers well-presented accommodation and a beautifully maintained rear garden. A standout feature is the second bedroom, which benefits from a private balcony overlooking the mature gardens—perfect for enjoying the peaceful surroundings.
The property features comfortable living accommodation, well-proportioned bedrooms, and a stunning landscaped

Tan Y Waun, Penrhos, Ystradgynlais, Powys.

Property Description

Nestled in the sought-after village of Penrhos, Ystradgynlais, this delightful cottage offers a wonderful blend of character, comfort and beautifully maintained outdoor space. Perfect for those seeking a peaceful setting, the property enjoys a generous rear garden and a charming balcony off the second bedroom, creating an ideal place to relax and enjoy the surrounding greenery.

The accommodation is well presented throughout, featuring a welcoming living space, a fitted kitchen, and well-proportioned bedrooms filled with natural light. The standout second bedroom benefits from direct access to a private balcony overlooking the stunning rear garden – the perfect spot for morning coffee or an evening glass of wine.

Outside, the beautifully landscaped rear garden is a true highlight. Mainly laid to lawn and bordered by mature trees, colourful shrubs and established planting, it provides a private oasis for entertaining, gardening or simply unwinding. The garden offers a wonderful sense of tranquillity and has been lovingly cared for, making it a real extension of the home.

To the front, the property enjoys an attractive cottage-style appearance with low-maintenance frontage and on-street parking nearby.

Situated within easy reach of local amenities, schools and scenic countryside walks, this charming home offers the perfect balance of village living and outdoor lifestyle.

Entrance to;

Living Room (12' 10" x 11' 7") or (3.91m x 3.52m)

Entrance from a double glazed door, quarry floor tiling throughout the ground floor. Double glazed window to front, double radiator, feature stone to alcoves, fire place insert with electric fire. Stairs to first floor.

Dining Room (13' 8" x 10' 9") or (4.17m x 3.27m)

Quarry floor tiling, radiator, cupboard to alcoves and cupboards to alcoves. open to:

Kitchen (14' 6" x 7' 11") or (4.43m x 2.42m)

Fitted with a range of wall and base units, stainless steel sink and drainer, tiled splash back and plumbing for washing machine and dish washer. Gas hob, electric oven. Step up to

Breakfast area; quarry floor tiles double glazed window and door to rear, radiator and storage cupboard housing gas Vaillant boiler providing hot water and central heating.

Bathroom (6' 0" x 5' 9") or (1.84m x 1.74m)

Three piece comprising of a low level WC,basin vanity storage unit, L-shaped bath with a shower mixer tap over. Double glazed window to rear, radiator and storage cupboard.

Landing

Bedroom 1 (12' 5" Max x 11' 9") or (3.79m Max x 3.58m)

Two double glazed windows to front, double radiator and access to storage loft , no electric, ladder or boarded.

En-Suite

Low level WC, wash hand basin, shower cubicle with mains shower, tiled walls and floor.

Bedroom 2 (12' 1" x 9' 1" Max) or (3.68m x 2.77m Max)

Double glazed window to side, double glazed door to rear balcony with views over the beautiful garden. Radiator.

Bedroom 3 (8' 8" x 6' 3") or (2.63m x 1.90m)

Double glazed windows to rear and radiator.

External

Broadband and Mobile phone

Services

Mains electricity, mains water, mains gas, mains drainage. Water meter installed

Tenure

Freehold

Council Tax

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