



Bron Y Gaer, Llanfyllin, SY22 5DA

Llanfyllin

Offers in the Region of

£169,950



Bedrooms: 2

Bathrooms: 1

Receptions: 1

This delightful property opens with a front garden and lawn, leading you into a distribution hallway featuring a staircase on the right, reception room to the left and kitchen straight ahead.

The entrance hallway is finished with floor tiles, while the lounge boasts wood-effect flooring and offers views of both the front garden and the rear garden. The kitchen is fitted with wall and base units, an extractor fan, and has space for a fridge, washing machine, and cooker. Completing the ground floor is a dining room, currently used as a bedroom, which features a window to the front garden, a side window, and an adjoining cloakroom with a door to a rear porch.

Upstairs, the property features a master bedroom with views to the front, a second bedroom with views to the rear, and a family bathroom. Heating is from a new air source heat pump and solar panels.

The family bathroom is equipped with a bathtub, sink, and an over-bath shower.

The rear garden includes a tiled area, a garden shed, a lawn, and is bordered by a hedge.







Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com

Direct Dial 07973 205 007
Plan produced using PlanUp.
28 Bron Y Gaer, *

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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