



Tyn Wern Franksbridge, Llandrindod Wells, LD1 5SA

Offers in the region of £345,000



Holters
Local Agent, National Exposure

Tyn Wern Franksbridge, Llandrindod Wells, LD1 5SA

A delightful detached bungalow occupying a peaceful edge of village position, standing in superb gardens with a rural outlook, ample parking and excellent privacy.

- Lovely Detached Bungalow
- Rural Outlook
- Off Road Parking & Carport
- Standing in Superb Grounds
- Two Double Bedrooms
- EPC - E
- Edge of Village Location
- Well Presented Throughout

The Property

Occupying a wonderful position on the edge of the popular village of Franksbridge, Tyn Wern is a charming detached bungalow set within superb mature grounds. Offering well-presented accommodation throughout, the property enjoys a delightful rural outlook, excellent privacy and generous outside space, making it an ideal home for those looking to enjoy peaceful village living.

A front entrance door opens into a welcoming central hallway, providing access to all of the principal accommodation. The living room is a particularly attractive reception space, centred around a fitted wood burning stove which creates a warm and cosy focal point. Large sliding patio doors flood the room with natural light whilst providing direct access onto the garden, perfectly framing the lovely outlook across the surrounding grounds.

The kitchen/dining room is a generous and practical space, fitted with a comprehensive range of solid wood wall and base units providing excellent storage. There is ample room for a family dining table, making this an ideal room for both everyday living and entertaining, whilst a rear door

provides convenient access to the outside.

The bungalow offers two comfortable double bedrooms. The principal bedroom is an excellent size, enjoying fitted mirrored wardrobes and pleasant views across the gardens, whilst bedroom two is another generous double with built-in wardrobes. Completing the accommodation is the family bathroom, fitted with both a panelled bath and separate shower cubicle.

A lovely detached bungalow enjoying a peaceful edge of village position, offering well-maintained accommodation together with exceptional gardens and a wonderful rural outlook.

Outside

The outside space is undoubtedly one of Tyn Wern's greatest attractions. The property stands within beautifully maintained grounds, predominantly laid to lawn and bordered by an abundance of mature trees, established shrubs and hedging, creating a wonderful sense of privacy and seclusion. A paved seating area extends across the rear of the bungalow, providing the perfect place to sit, relax and enjoy the peaceful

surroundings.

Within the garden is a fenced enclosure currently used for chickens, although equally suited to a variety of uses depending on a purchaser's requirements. The mature grounds offer plenty of space for keen gardeners, families or simply those looking to enjoy the tranquillity of the countryside.

Approached via a gravel driveway, the property benefits from extensive off-road parking together with a large covered carport. Adjoining this is a substantial detached shed and log store, providing excellent storage and workshop space. Combining a sought-after village location with generous gardens and well-presented accommodation, Tyn Wern represents a wonderful opportunity to acquire a delightful home in an idyllic rural setting.

The Location

The Village of Franksbridge has proved to be a very popular village over the years with properties coming onto the market and selling well. The village offers a great community spirit and has a very popular primary school. Further afield is the town of Llandrindod Wells or more locally



known as Llandod, which is the county town of the largest county in Wales, Powys. Offering an extensive range of retail, recreational and educational facilities the spa town is a popular destination for visitors owing to the picturesque surrounding countryside and mixture of beautiful Victorian and Edwardian town houses, which overshadow the winding streets of many independent and well-known chained stores. Served by the Arriva Heart of Wales Line which links Shrewsbury and Swansea, Llandrindod is easily accessible by both rail and road with several local bus services in and around the area, neighbouring towns and villages. There is outstanding education available in the area, with several primary schools and a comprehensive secondary school and six form. The town also hosts a post school college – Coleg Powys, which offers a wide range of vocational courses.

Nearest Towns

- Builth Wells - 8 miles
- Llandrindod Wells - 7 miles
- Brecon - 25 miles
- Hereford - 35 miles

Services

We are informed the property is connected to mains water and electricity. Private Drainage.

Heating

The property has the benefit of LPG gas fired central heating.

Council Tax

Powys County Council - Band D.

Tenure

We are informed the property is of freehold tenure.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer’s identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money

Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



