

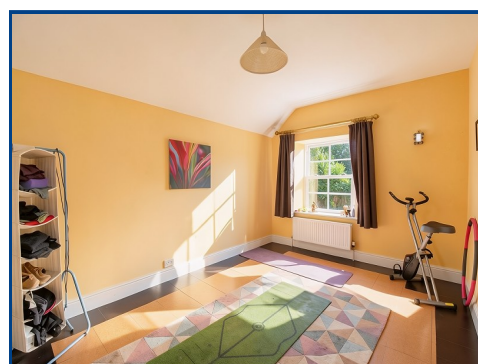
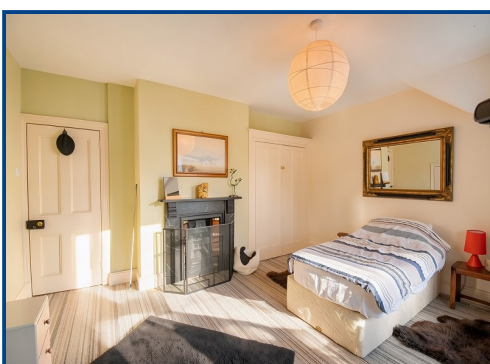
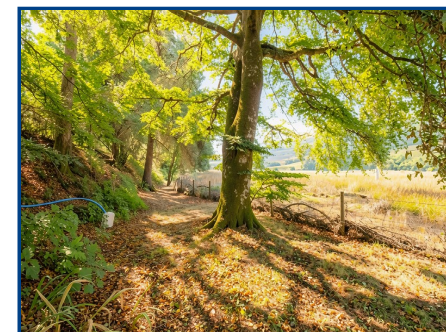


Abergwesyn Llanwrtyd Wells Powys.

Price **£480,000**



- Detached 3 Bedroom (1 En-Suite) Property
- 2 Reception Rooms, Study, Utility, Shower Room & Bathroom
- Detached Garage & Potting Shed
- Set In Just Over 3/4 Of An Acre Of Gardens
- Located In The Picturesque Village Of Abergwesyn



Viewing: **01550 720 440**

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Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

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As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

General Description

Set within the beautiful and peaceful surroundings of Abergwesyn, this attractive detached three-bedroom property offers a wonderful opportunity for those seeking a comfortable home with plenty of character and space for rural living. The area around is still used largely for agriculture or forestry purposes and there are fine opportunities for most forms of country pursuits including fishing, walking, shooting and bird watching.

Property Description

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The property provides well-proportioned accommodation throughout and comprises; 3 bedrooms (1 en-suite), kitchen, living room, dining room, study, utility, shower room and bathroom. The property is set within beautiful grounds, mostly being lawned gardens with areas of woodland. There is also useful external space for parking and storage.

Abergwesyn is renowned for its spectacular countryside, with rolling hills, woodland and open landscapes on the doorstep. The property is ideally suited to those looking for a peaceful rural lifestyle while still having access to nearby towns and amenities.

Utility Room (16' 07" x 7' 08") or (5.05m x 2.34m)

With vaulted ceiling. Worktop with ceramic sink and units. Plumbing for washing machine. Storage cupboards. Velux window. Tiled floor. Radiator.

Shower Room (7' 11" x 3' 02") or (2.41m x 0.97m)

With pedestal wash hand basin. Low level wc. Shower cubicle. Extractor fan. Radiator.

Kitchen (17' 11" x 13' 08") or (5.46m x 4.17m)

With a range of low level cupboards and drawers. Integral fridge and dishwasher. Sink and drainer. Island. Oil fired Rayburn with beam over. Part panelled walls. Quarry tiled floor. Recess lighting. Storage cupboards.

Dining Room (11' 06" x 8' 11") or (3.51m x 2.72m)

With oak flooring. Recess lighting. Radiator.

Entrance Hall (16' 07" x 5' 11") or (5.05m x 1.80m)

With stairs to first floor. Understairs cupboard. Part panelled walls. Quarry tiled floor. Radiator. Door to front.

Living Room (14' 04" x 12' 02") or (4.37m x 3.71m)

With log burner in Victorian fireplace with tiled surround, mantle over and storage to each side. Dual aspect windows. Timber flooring. Two radiators.

Office (10' 02" x 7' 00") or (3.10m x 2.13m)

With shelving. Quarry tiled floor. Radiator.

First Floor

Landing (17' 09" x 6' 0") or (5.41m x 1.83m)

With access hatch to roof space. Radiator.

Bathroom

With shower cubicle. Panelled bath. Low level WC. Pedestal wash hand basin. Heated towel rail. Radiator. Part panelled walls.

Bedroom 1 (14' 11" Max x 14' 0") or (4.55m Max x 4.27m)

With Victorian open fireplace. Built in wardrobes. Radiator.

En-Suite

With panelled bath. Low level wc and pedestal wash hand basin. Velux window. Part panelled walls.

Bedroom 2 (14' 11" x 13' 07") or (4.55m x 4.14m)

With Victorian open fireplace. Built in wardrobes. Radiator.

Bedroom 3 (14' 06" x 10' 02") or (4.42m x 3.10m)

With radiator.

Garage (18' 09" x 17' 05") or (5.72m x 5.31m)

A timber framed garage with electric up and over door. Concrete floor and electricity connected. To the rear is a Potting Shed measuring 10' 2 x 5' 0 with shelving and door to rear.

EXTERNALLY

The property is accessed just off a quiet country lane with off road parking for several vehicles. The property is set in just over 3/4 of an acre of gardens and woodland. To one side of the property is a productive vegetable patch. Attached to the house there is a useful storage shed.

Services

With mains electricity. Private water and drainage. Oil fired central heating off the Rayburn. Satellite Wifi. Solar panels.

Local Authority

Powys County Council, Neuadd Brycheiniog, Cambrian Way, Brecon, LD3 7HR. Tel: (01874) 624141.

Viewing

Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

Broadband and Mobile phone

Ultra fast broadband is available in the vicinity. Please check with your provider regarding mobile signal.

Tenure

Freehold

Council Tax

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