



## Llys Heddwch, Llan, Llanbrynmair, Powys, SY19 7DW

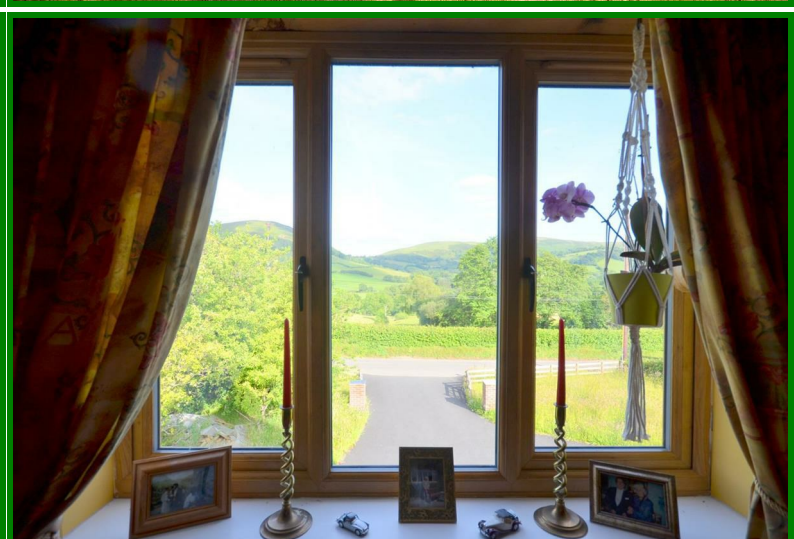
Individual, bespoke designed FOUR BEDROOM (two ensuite) oak framed country residence set in a unusually large grounds that extends in to a paddock at the rear. The property has ample parking space, an integral garage as well as three sheds/garages within the grounds. Built to exacting standards the property boasts an 'A' EPC rating and has air source heat pumps and solar panels.

With attractive features such as vaulted ceilings, exposed ceiling and wall timbers and large picture windows each with stunning views, viewing is highly recommended to appreciate all that the property has to offer!

\* Open-Plan Kitchen Dining Room \* Utility Room \* WC \* Ground Floor Double Bedroom 4 (ensuite) \*  
\* Galleried Landing \* Three First Floor Double Bedrooms (one ensuite) \* Bathroom and Ground Floor Wet Room  
\* Double Glazing \* Solar Panels \* Underfloor Heating (downstairs) \* Air Source Heat Pump \* Swedish Sprinkler System \*

**£425,000 Price**  
**Freehold**

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**ACCOMMODATION comprises:**

**Covered Entrance**

Oak framed entrance porch with external light. UPVC door opens in to:

**Lobby Area**

With super views over the front garden to the mid Wales hills beyond. Floorboard-effect vinyl floor. Recessed lighting. Inner door to Integral Garage.

**Open-plan Kitchen/Dining Room**

Open plan NEFF high gloss matching base and wall units with worktops and tiled splashbacks over. eye-level electric oven with grill. Inlaid induction hob with extractor fan over. Inlaid single drainer sink with mixer tap. Integrated dishwasher and fridge freezer. Recessed lighting. Exposed chimney breast Window to rear.

**Lounge**

Attractive vaulted ceiling with exposed ceiling and wall timbers. Woodburning stove set on a vintage slate hearth having oak lintel over.

Floorboard-effect engineered oak floor. Windows to side and to front. French doors to rear patio and having lovely rural views to front and to rear.

**Inner Lobby**

Having staircase to First Floor, with understairs storage area.

**Ground Floor WC**

Dual flush wc suite, pedestal wash hand basin with tiled splashback and mixer tap. Extractor fan. Recessed lighting. Fitted carpet.

**Ground Floor Bedroom 4 (ensuite)**

Fitted carpet. Window to rear. Door to:

**Ensuite Shower/Wet Room**

Thermostatic shower with rainfall head and hand/shower attachment. Dual flush wc suite, pedestal wash hand basin, anti-slip flooring. Recessed lighting. Extractor fan. Fluorescent light with shaver point. Window to rear. Majority tiled walls.

**Utility Room**

Single drainer sink with double cupboard under. Floorboard-effect flooring.

Recessed light. Extractor fan. Solar panel controls. Washing machine. Coat hooks. Swedish sprinkler system.

**FIRST FLOOR**

Aa oak balustraded staircase with fitted carpet rises to the First Floor. A large toughened glass window looks over the rear garden and has superb views over neighbouring hills.

**Galleried Landing**

Fitted carpet, radiator, recessed lighting.

**Master Bedroom (ensuite)**

Vaulted ceiling with exposed ceiling and wall timbers. Fitted carpet. Window to front with spectacular rural views.

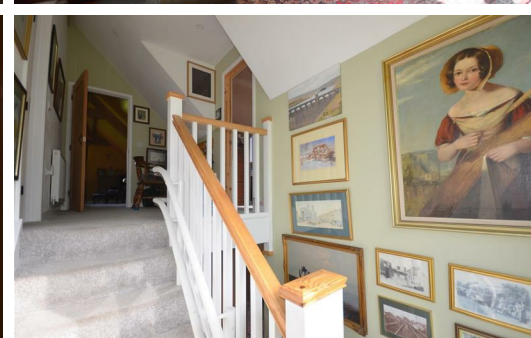
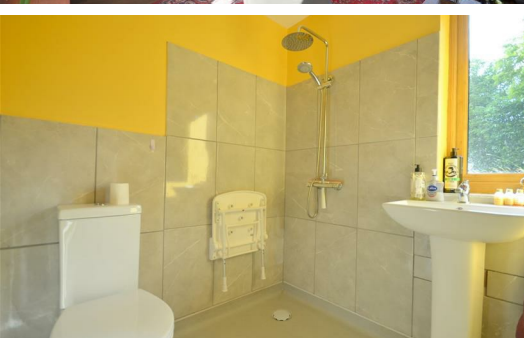
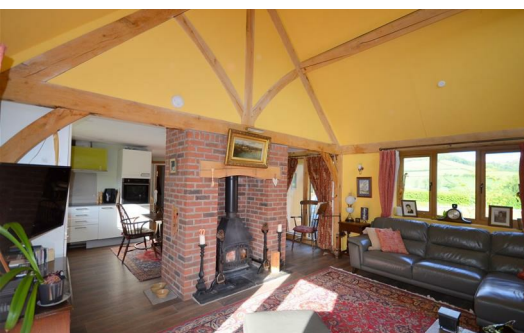
Freestanding bath tub having claw feet and central taps. Radiator.

**Dressing Room**

Vaulted ceiling. Hanging rails and space for wardrobes/further storage. Door to (jack and jill) Bathroom.

**Bedroom 2**

Vaulted ceiling with exposed ceiling and wall timbers. Dual aspect provided by



window to front and velux window to rear. Fitted carpet, radiator, access-hatch to roof space.

### Bedroom 3

Vaulted ceiling. Fitted carpet, radiator, window to rear.

### Bathroom (Jack and Jill)

WC suite, pedestal wash hand basin with tiled splashback, glass shelf with fluorescent light and shaver point over. Chrome towel radiator.

Large walk-in shower cubicle with thermostatic rainfall head and hand/shower attachment. Recessed lighting. Extractor fan. Velux window to side.

Opens to Bedroom 3.

### Outside

The stunning property is accessed via a tarmac driveway off the council maintained roadway that passes through the tranquil village of Llan. The driveway also provides a parking and turning area and leads to the Integral Garage which has a concrete floor, light and power connected, window to side and with German remote-controlled electric

garage door.

The property is set back of the road and the driveway is flanked on each side by lawned areas. At the rear and side of the property the gardens extend in to a large paddock which is ideal for all sorts of uses. It is bounded by mature trees and provides space for the ground mounted solar panels.

Also included in the sale are three very useful storage sheds.

### Services

Mains electricity, water and drainage. Solar panels servicing the domestic hot water system through an Air Source Heat Pump.

### Council Tax

We are advised that the property is in Council Tax Band F.

### Local Authority

Powys County Council. Tel No: 01597 826000 [www.powys.gov.uk](http://www.powys.gov.uk).

### Broadband Speed

To check the potential broadband speed please consult:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

### Flood Risk (from NRW)

Flooding from rivers:  
VERY LOW RISK Risk less than 0.1% chance each year

Flooding from the sea:  
VERY LOW RISK Risk less than 0.1% chance each year

Flooding from surface water and small watercourses  
VERY LOW RISK Risk less than 0.1% chance each year

### Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company.

Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed.

Any floor plan provided is for representation purposes only and whilst every attempt has been made to ensure



| Energy Efficiency Rating                                                                                                                                                                                                                |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                                 | Potential |
| 96                                                                                                                                                                                                                                      | 100       |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not energy efficient - higher running costs |           |
| England & Wales<br>EU Directive 2002/91/EC                                                                                                                                                                                              |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                  |           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                                                                         | Potential |
|                                                                                                                                                                                                                                                                                 |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(82 plus) <b>A</b><br>(61-81) <b>B</b><br>(49-60) <b>C</b><br>(35-48) <b>D</b><br>(21-34) <b>E</b><br>(11-20) <b>F</b><br>(1-10) <b>G</b><br>Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales<br>EU Directive 2002/91/EC                                                                                                                                                                                                                                      |           |



their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

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### The Property Ombudsman

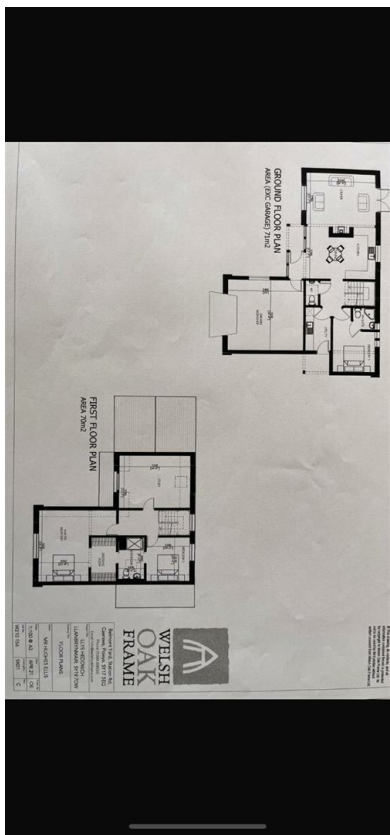
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A copy of the Code of Practice is available in the office and on request.

Clare Evans & Co's complaints procedure is also available on request.

### PMA Reference

DRAFT 0106925725



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