

Town & Country

Estate & Letting Agents



Glanyrafon , Maengwynedd, SY10 0DE

Offers In The Region Of £450,000

WITH NO ONWARD CHAIN!! Nestled in the picturesque hamlet of Maengwynedd, this charming detached cottage offers a delightful blend of traditional character and rural situation. With its serene location, this property is perfect for those seeking a peaceful retreat while still being within reach of local amenities. Surrounded by the breath taking Welsh countryside, this cottage is not only a home but also a gateway to outdoor adventures. Whether you enjoy hiking, cycling, or simply taking in the stunning views, the area offers a wealth of opportunities to explore nature. Having good sized grounds, extensive parking and a range of outbuildings there is great scope for those wanting outside space. The famous village of Llanrhaeadr having daily amenities is just a five mile drive away whilst road networks link the property to larger towns and cities.

Directions

From our Willow Street office, proceed out of town before turning left onto Welsh Walls. Follow the road around, turn left and proceed to the traffic lights. At the lights turn right and head towards Morda. Proceed through the village and turn right when reaching the bypass. Continue for approximately a mile and a half before turning right at Llynclys Crossroads onto the B4396. After 10 miles you will reach the village of Llanrhaeadr Y M, continue into the centre of the village and turn right just before the parking on the square onto Park Street. Follow this road up the hill up to the top and at the crossroads turn left (adjacent to a red brick house) signposted Maengwynedd. Follow this road along for approximately 3 miles. At the fork in the road continue straight ahead (Please do not follow the Sat Navigation instructions as it will take you to the wrong place). Follow the lane along until reaching a dead end sign. After approximately 1/4 of a mile the drive leading down to the house will be found on the left hand side. The what three words to locate the property are ROCKY.CEMENTED.CHERUBS

Overview

Glanyrafon offers a great opportunity for those wanting outside space and potential to develop the site. There is a stone barn and an agricultural building offering great storage and potential to convert the stone barn (subject to planning). There is extensive parking and gardens surrounding the house. The house itself is a good size with scope for improvement to create a stunning family home.

Accommodation Comprises



Kitchen/ Breakfast Room 18'4" x 10'5" (5.60m x 3.19m)



The good sized kitchen/ breakfast room has a window to the side, part glazed door to the side, window to the rear, fitted base and wall units with work surfaces over, stainless steel sink, vinyl flooring, Rayburn Royal that runs the hot water and for cooking, electric oven, gas hob, extractor fan, part tiled walls and space for appliances. Doors lead through to the utility and the dining room.

Additional Photo



Utility 11'4" x 9'4" (3.46m x 2.87m)



The utility has a window to the side, window to the rear, worktops, one and a half bowl sink with a mixer tap over, vinyl flooring, Warmflow oil boiler and plumbing for a washing machine. A door leads through to the cloakroom.

Cloakroom

The cloakroom has a low level w.c., wash hand basin and extractor fan.

Dining Room 11'6" x 11'6" (3.53m x 3.53m)



The dining room has a window to the rear overlooking the garden, fireplace with an electric log burner style stove, alcove shelving and built in cupboards, coved ceiling, radiator and a door leading to the lounge.

Lounge 15'7" x 11'6" (4.76m x 3.53m)



The good sized lounge has a window to the rear overlooking the garden, French doors to the garden, central log burning stove on a slate hearth with a brick arch over, under stairs cupboard and stairs leading to the first floor.

Additional Photo



Fireplace



First Floor Landing

The first floor landing has doors leading to the bedrooms and the bathroom. The rear landing area has a door to bedroom three, bathroom and a good sized walk in store cupboard. There is also a radiator.

Bedroom One 12'0" x 8'5" (3.68m x 2.57m)



The first double bedroom has a window overlooking the garden, two built in wardrobes and a door to the en suite.

En Suite

The en suite has a low level w.c., wash hand basin and an extractor fan.

Bedroom Two 11'6" x 10'0" (3.53m x 3.07m)



The second double bedroom has a window overlooking the garden, linen cupboard and a radiator.

Bedroom Three 11'5" x 9'8" (3.48m x 2.95m)



The third double bedroom has a window to the side overlooking the garden and a radiator.

Family Bathroom 9'8" x 5'8" (2.97m x 1.73m)



The family bathroom has a window to the side, low level w.c., wash hand basin heated towel rail, panelled bath with a glass screen over and a mains powered shower, part tiled walls, shaver light and an extractor fan.

To The Outside



The property is approached from the lane down a single track driveway that leads to the extensive parking area giving access to the barn and the main house.

Stone Barn



There is a detached stone barn that runs adjacent to the house. It is currently split into three sections. The first section measures 4.00m x 4.45m. The second section measures 4.08m x 3.07m. The third section measures 3.11m x 4.00m and houses the oil tank and has double doors to the front. There is also an open fronted log store adjoining the building.

Outbuilding 30'7" x 67'7" (9.33m x 20.60m)



There is also a large steel framed outbuilding adjacent to the stone barn. The double storey barn has an adjoining barn measuring 7.43m x 4.92m with steel doors onto the driveway.

Driveway and Parking

Gardens



The gardens wrap around the property and are mainly laid to lawn with a gravelled patio area and shrubbed planting. There is also a 'Ty Bach' located in the garden along with two greenhouses.

Additional Photo



Additional Photo



Additional Photo



Views



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band F.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

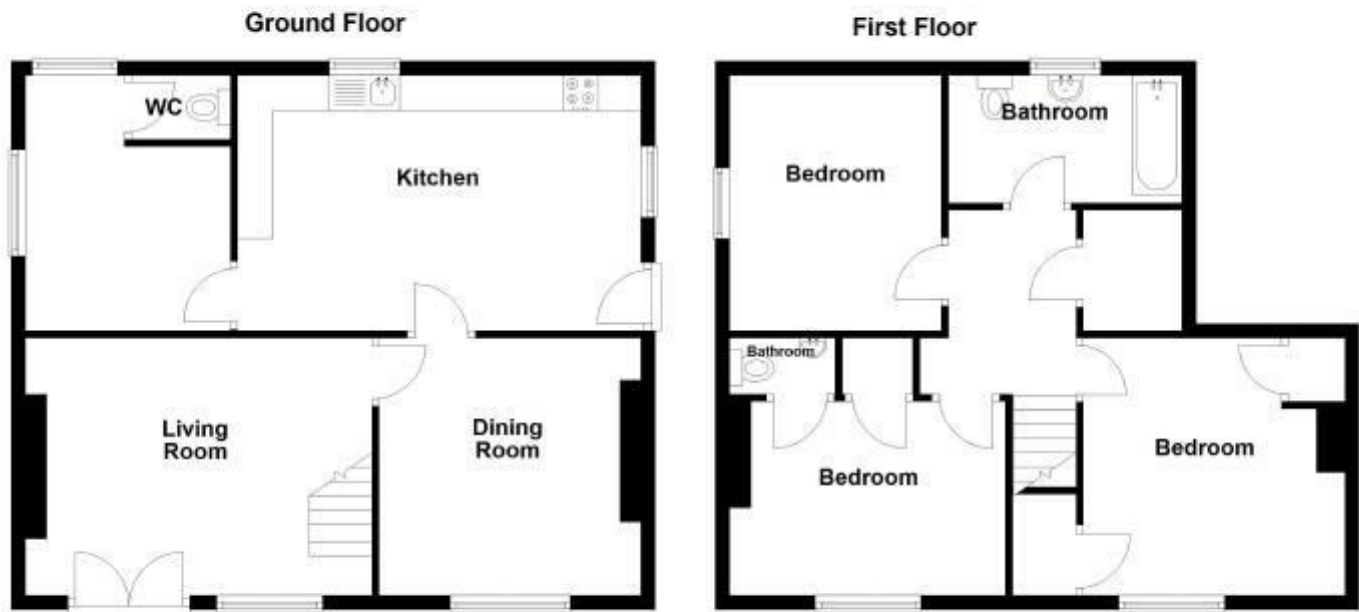
Saturday: 9.00am to 2.00pm

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

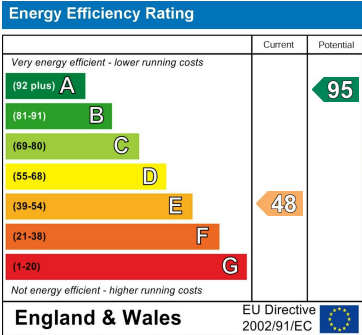
Floor Plan



Area Map



Energy Efficiency Graph



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