

Town & Country

Estate & Letting Agents



4 Pen Y Maes, Llanfechain, SY22 6XL

Offers In The Region Of £200,000

Nestled in the charming village of Llanfechain, this delightful semi-detached bungalow offers a serene retreat in a tucked-away cul-de-sac location. With a well-maintained interior, this property is perfect for those seeking comfort and convenience. The bungalow features two inviting reception rooms, providing ample space for relaxation and entertaining. The two bedrooms are well-proportioned, ensuring a restful night's sleep, while the bathroom is thoughtfully designed for practicality. One of the standout features of this property is its proximity to the picturesque surroundings, with numerous walking trails available for outdoor enthusiasts. The village itself is brimming with character, making it an ideal place to call home. Additionally, the property includes a garage and a carport, offering secure parking and extra storage space. This bungalow is not only a lovely home but also a gateway to the natural beauty that Llanfechain has to offer. Whether you are looking to downsize or seeking a peaceful place to settle, this property presents a wonderful opportunity to enjoy village life in a well-maintained and charming setting.

Directions

From our Willow Street office, proceed out of town before turning left onto Welsh Walls. Follow the road round and turn left and proceed to the traffic lights. At the lights turn right and head towards Morda. Proceed through the village and turn right upon reaching the bypass. Continue along before turning right at the crossroads at Llynclys. Follow the road along until reaching a turning on the left signposted for Llansantffraid. Proceed into Llansantffraid and continue straight over the roundabout. Proceed along and turn right signposted Llanfyllin. Follow the road to Llanfechain and turn right onto Maes Derw then left into Pen Y Maes where the property will be found on the right hand side.

Accommodation Comprises

Hallway

The hallway has a part glazed door to the side, radiator, loft hatch and an airing cupboard with a tank and shelving. Doors lead off to all the rooms.

Bedroom One 10'0" x 8'4" (3.05m x 2.56m)



The first bedroom has a window to the front, radiator and a coved ceiling.

Lounge 21'3" x 9'8" (6.49m x 2.97m)

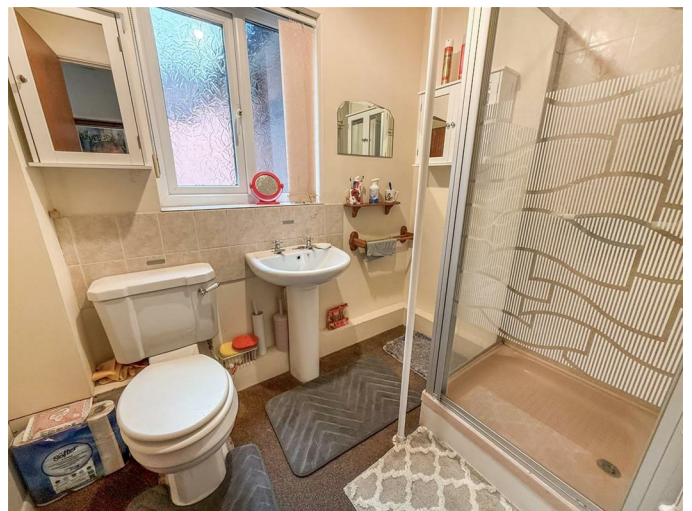


The good sized lounge has a square bay window to the front, coved ceiling, radiator, open fireplace with a tiled surround and a marble hearth and a tv point.

Additional Photograph



Shower Room



The shower room has a fitted shower cubicle with a Triton electric shower, wash hand basin, low level w.c., a window to the side, radiator, part tiled walls and an extractor fan.

Bedroom Two 9'5" x 7'11" (2.88m x 2.42m)



The second bedroom has a window to the rear overlooking the garden, radiator and a built in double wardrobe offering good storage.

Kitchen 10'9" x 8'7" (3.28m x 2.63m)



The kitchen is fitted with a range of base and wall units with work surfaces over, a window to the rear, a door leading out to the conservatory, stainless steel sink, electric oven with electric hob, integrated extractor fan, plumbing for a washing machine, radiator, tiled flooring, part tiled walls and space for a fridge.

Conservatory 10'9" x 9'3" (3.29m x 2.83m)



The conservatory has a tiled floor, radiator, wall lighting and French doors leading out to the garden.

To The Outside

The property is located in a quiet cul de sac on the edge of the village. The front garden is laid to lawn.

Driveway and Garage 16'7" x 8'7" (5.08m x 2.62m)

To the side of the bungalow there is driveway that leads to the garage. There is also a carport to the side giving good cover leading to the side door. The garage has an up and over door, eaves storage and the oil fired boiler.

Rear Gardens



The enclosed rear gardens are ideal for children and pets having a paved patio with lawned and shrubbed gardens beyond. There is fence paneling and gated side access.

Additional Photograph



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 D.

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.

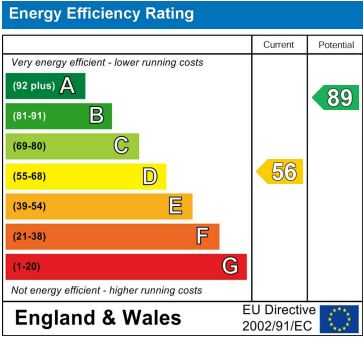
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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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