

Town & Country

Estate & Letting Agents



Pont A Fon 1 Gwel Yr Afon, Penybont Llanerch Emrys, SY10 9HZ

Offers In The Region Of £415,000

Nestled in the picturesque Tanat Valley, Gwel Yr Afon is a stunning detached bungalow that offers a perfect blend of comfort and elegance. This spacious property boasts three well-appointed bedrooms, each with its own en suite bathroom, ensuring privacy and convenience for all residents.

As you enter, you are greeted by a fantastic vaulted lounge, featuring full-height windows that flood the space with natural light and provide breathtaking views of the surrounding countryside. The beamed ceiling adds a touch of character, making this room an ideal setting for both relaxation and entertaining. The bungalow includes an additional reception room, providing ample space for family gatherings or quiet evenings at home. The property is in superb condition throughout, reflecting a high standard of care and attention to detail. For those with vehicles, the property offers generous parking for up to four vehicles, along with a double detached garage, making it a practical choice for families or those who enjoy outdoor activities. Set in a beautiful location, Gwel Yr Afon is not just a home; it is a lifestyle choice, offering the tranquillity of rural living while still being within reach of local amenities. This exceptional bungalow is a rare find and is sure to appeal to discerning buyers seeking a peaceful retreat in the heart of the Welsh countryside.

Directions

From Oswestry take the A483 towards Welshpool, at Llynclys crossroads turn right onto the A495 following the signs for Llanrhaeadr. Pass through the villages of Llanyblodwell and head towards Penybont Llanerch Emrys. On entering the hamlet take the left turning towards Llansantffraid. Proceed down the hill and take the first turning right onto Gwel Yr Afon where the property will be found.

Accommodation comprises

Hall



The spacious entrance hall has a door to the front with glazed side panels, wood effect flooring and a radiator. Coved ceiling and doors lead off to all the rooms. Airing cupboard with tank.

Additional Photo



Cloakroom



Fitted with a low level W/C, wash hand basin, vinyl flooring and radiator. Coved ceiling and a window to the rear.

Lounge 21'5" x 15'5" (6.53m x 4.70m)



The impressive, spacious lounge is filled with light and takes in the far reaching views to the front having a full-length window looking over the countryside. There is a feature central brick fireplace with an inset oil-fired log burner style fire with a hearth and oak beam, wall lighting, exposed structural beams to the ceiling, radiator and double doors leading through to the dining room. Spotlights to the ceiling. Double doors open onto a sunny balcony and outside seating area.

Additional Photo



Dining Room 12'0" x 10'2" (3.66m x 3.10m)



Another good sized reception room, window to the front and side taking in the superb views, radiator, wall lights and an archway leading through into the kitchen/breakfast room. Coved ceiling.

Kitchen/Breakfast room 20'8" x 9'6" (6.30m x 2.90m)



The large kitchen is ideal for entertaining and is

fitted with a range of base and wall units with a contrasting work surface over, 1 1/2 sink with a mixer tap over, eye level integrated double oven and grill, ceramic hob with an integrated extractor fan over, space and plumbing for appliances, part tiled walls, tiled flooring, windows to the rear and a door leading to the rear garden. Coved ceiling and spotlights. A door leads back through to the hallway.

Additional Photo



Bedroom One 11'10" x 10'5" (3.63m x 3.20m)



A good sized double bedroom having a window to the front taking in the views, radiator and a door leading to the dressing room. Coved ceiling.

Dressing Room 5'0" x 4'10" (1.54m x 1.48m)



Having a window to the side, radiator and lighting. A door leads through to the en suite bathroom. Coved ceiling.

En-Suite 6'5" x 10'5" (1.96m x 3.20m)



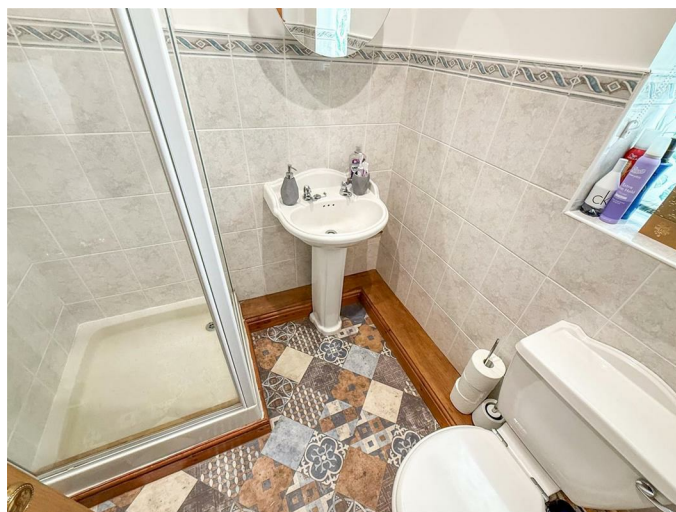
Having a paneled bath with glass screen and mains powered shower, low level W/C, wash hand basin, part tiled walls, spotlighting and a window to the side. Vinyl flooring, extractor fan and radiator.

Bedroom Two 16'6" x 8'9" (5.03m x 2.67m)



The second double bedroom has a window to the side, two built in cupboards, radiator and a door leading to the second en-suite.

En-Suite



Fitted with a shower cubicle with mains shower attachment, low level W/C, wash hand basin, part tiled walls, spotlighting, extractor fan and a window to the rear. Vinyl flooring and coved ceiling.

Bedroom Three 13'5" x 9'6" (4.09m x 2.90m)



Another generous double room having a window to the side, built in wardrobe, radiator and a door leading to the second en-suite. Coved ceiling.

En-Suite



Having a shower cubicle with mains shower attachment, low level W/C, wash hand basin, part tiled walls and a window to the side. Vinyl flooring, radiator and extractor fan, coved ceiling.

Outside

The property is located at the end of the cul de sac and the block paved driveway provides good parking to the property with access to the double garage. The gardens extend across the front with a ramp style path leading up to the property and all the way around making it ideal for those needing level access. The flower beds are well stocked with a range of modern and traditional planting.

Views Towards The River



Driveway



Views To The Side



Side and Rear Gardens



The side and rear of the property have low maintenance graveled areas with feature shrubs and patio. The rear is very private whilst the side gardens enjoy the far reaching views.

Additional Photo



Additional Photo



Double Garage



The detached double garage has two up and over doors to the front, door to the side, window to the rear, power and lighting.

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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 4.00pm

Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.

To Book a Viewing

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

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.

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.

Floor Plan

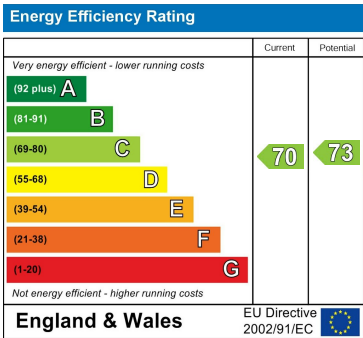


Total area: approx. 144.3 sq. metres (1553.1 sq. feet)
Artists impression. for illustration purposes only. All measurements are approximate. Not to Scale. www.prooertvohotoorachix.com. Direct Dial 07973 205 007

Area Map



Energy Efficiency Graph



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