

# Town & Country

Estate & Letting Agents



**Hud Y Coed , Llangynog, SY10 0ET**

**Offers In The Region Of £210,000**

WITH NO ONWARD CHAIN! Town and Country are pleased to bring this delightful semi-detached country cottage to the market in the charming village of Llangynog offering a perfect blend of comfort and character. With two well-proportioned bedrooms, this property is ideal for those seeking a peaceful retreat. The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests. The good sized rear garden and summerhouse with the mountains as a backdrop is a lovely place to relax and enjoy. The solar panels add to the efficient running of the property. Llangynog is known for its stunning picturesqure surroundings and tranquil atmosphere, making it an excellent choice for those who appreciate the beauty of nature. This property presents a wonderful opportunity to create a home in a serene setting, with local amenities and stunning landscapes just a stone's throw away. Whether you are looking to buy or rent, this charming house in Llangynog is sure to capture your heart.

## Directions

From our office on Willow Street, head north-west towards New Street, turn left onto Welsh walls, turn right onto Upper Brook Street, continue onto Trefonen Road, continue onto Oswestry Road, continue onto Treflach Road. Continue onto Nantmawr Bank, turn right onto B4396, turn right onto B4391, turn left onto Berwyn Street, then turn right to arrive at the property.

## Accommodation comprises

The property benefits from Solar panels and is very energy efficient.

### Lounge 17'7" x 16'9" (5.38m x 5.11m )



A good sized, yet cosy room with a window to the front and rear, part glazed door to the front with side panels, wood flooring, feature Inglenook fireplace with cast iron stove inset on a slate hearth and beam over, two radiators and wall lights. There are exposed beams to the ceiling and stairs leading to the first floor.

## Additional Photograph



## Kitchen



The kitchen comprises a range of base and wall units in light oak with worktop over, built in electric oven with gas hob, extractor fan, stainless steel one and a half bowl sink with mixer tap, laminate floor, radiator, breakfast bar, window to the rear, Velux and space for a washing machine. Space and plumbing for fridge and freezer. A 'Valiant' air source heat pump has been installed along with solar panels. A door leads out to the rear garden.

## Landing

The landing provides access to the roof space by hatch. Doors lead to the bedrooms and the bathroom.

### Bedroom One 14'0" x 9'1" (4.27m x 2.79m)



With a window to the front looking onto mountains, radiator, cupboard off with water tank and solar panel system.

## Bedroom Two 11'8" x 6'3" (3.56m x 1.93m )



With a window and skylight to the rear, Velux and radiator. Exposed beams to the ceiling.

## Bathroom 11'8" x 6'3" (3.56m x 1.93m )



The bathroom suite comprises a panel bath with bifold screen, centre mixer tap and shower over, wash hand basin on vanity unit with mixer tap, WC and heated towel rail. Vinyl floor, part tiled walls and exposed beams to the ceiling.

## Outside

There is room at the front of the property to park a vehicle. A gate at the side leads to the rear garden.

## Summerhouse/Studio



Built in stone, this is an ideal home office/studio with stripped pine and oak framed double glazed windows to the front side and rear aspects, oak stable door and polycarbonate roof with slate ledges.

## Rear garden



The pretty enclosed rear garden is mainly made up of various seating areas with slate pathways running through the garden, covered storage areas and log stores, decked seating and entertaining area with vast views of surrounding countryside.

## Additional Photograph



## Views



The property enjoys open views toward the Tanat Valley and stunning mountains.

## Additional Photograph



## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

## 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.

## 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 C.

## To Make an Offer

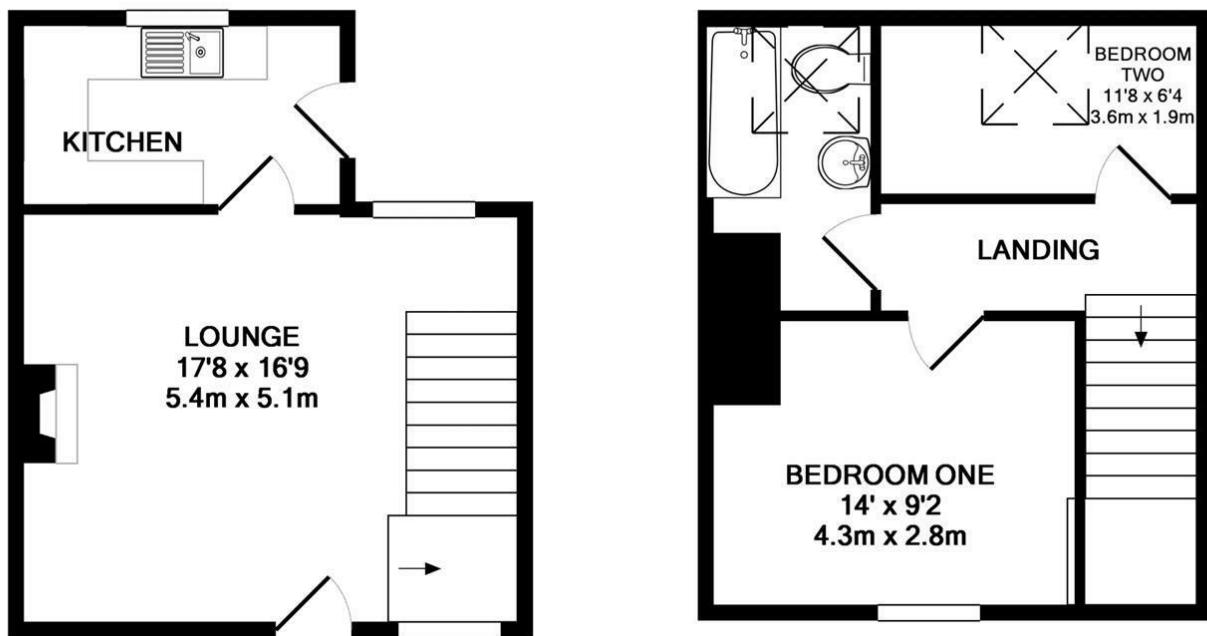
Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property 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](http://www.rightmove.co.uk), Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

## Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 264 SQ.FT.  
(24.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 270 SQ.FT.  
(25.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 534 SQ.FT. (49.7 SQ.M.)

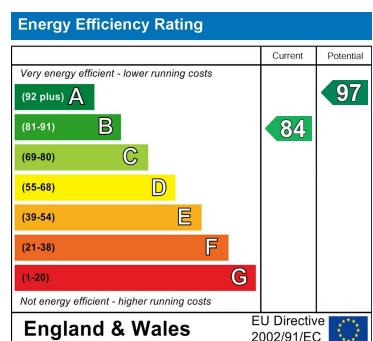
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Area Map



## Energy Efficiency Graph



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 must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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