

# Town & Country

Estate & Letting Agents



**7 Pen Y Maes, Llanfechain, SY22 6XL**

**Offers In The Region Of £330,000**

Nestled in the charming village of Llanfechain, this spacious detached bungalow offers a delightful blend of comfort and tranquillity.

With a generous floor area, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining. The bungalow features three well-proportioned bedrooms, providing ample space for family or guests, alongside a well-appointed kitchen. One of the standout features of this home is its beautiful garden room, which invites natural light and offers a serene space to enjoy the stunning views and the large gardens at the rear. The gardens themselves are a true highlight, providing a picturesque setting that enhances the overall appeal of the property. Well maintained throughout, this bungalow is ready for you to move in and make it your own. The sought-after village location adds to its charm, offering a peaceful lifestyle while still being within reach of local amenities including a popular primary school and a local church. This property is an excellent opportunity for those seeking a comfortable home in a picturesque setting. Don't miss the chance to experience the beauty and tranquillity that this bungalow has to offer.



### 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 front and a door leading into the lounge.

#### Lounge/ Dining Room 21'5" x 15'7" (6.54m x 4.77m)



The L shaped lounge/ dining room is a great place to entertain having a bow window to the front, a window to the side, two electric radiators, coved ceiling and a focal marble fireplace with an inset gas fire. The dining area opens out onto the kitchen and a door leads to the inner hallway.

### Additional Photo



#### Kitchen 11'6" x 11'2" (3.51m x 3.41m)



The modern kitchen is fitted with a range of base and wall units with work surfaces and matching upstands over, eye level AEG electric double oven, AEG gas hob and AEG chimney style extractor fan over with a glass splashback, one and a half bowl sink with a mixer tap over, plumbing for a dishwasher, space for a fridge/ freezer, electric radiator, vinyl flooring, a part glazed door to the side and a window to the front.

#### Inner Hallway

The inner hallway has access to the loft and doors leading to the bedrooms and the bathroom.



### **Bathroom 10'2" x 5'9" (3.12m x 1.76m)**



The family bathroom has a panelled bath, wash hand basin, low level w.c., vinyl flooring, separate shower cubicle with Bristan electric shower unit, electric radiator, extractor fan, wall heater and a window to the side.

### **Bedroom One 14'7" x 9'8" (4.45m x 2.97m)**



The good sized double bedroom has a window to the rear looking over the garden, electric radiator, fitted wardrobes and a door leading to the en suite.

### **En suite Shower Room**



The en suite has a window to the rear, vinyl flooring, electric radiator, heated towel rail, wash hand basin, low level w.c., double walk in shower cubicle with Triton electric shower unit, spotlighting and an extractor fan.

### **Bedroom Two 11'10" x 8'10" (3.62m x 2.70m)**



The second double bedroom has an electric radiator, over bed storage and wardrobes and a window to the rear.



### Bedroom Three 8'11" x 7'10" (2.73m x 2.41m)



The third bedroom is currently used as a home office and has an electric radiator and an archway that leads through into the garden room.

### Garden Room 16'2" x 16'0" (4.93m x 4.88m)



The garden room is a fantastic space for relaxing and entertaining and really links the garden to the house. Having vinyl flooring, two electric radiators, fully insulated roof with two roof light windows, spotlighting and French doors leading out to the rear garden.

### Utility 10'7" x 8'3" (3.25m x 2.54m)



The utility has plumbing for appliances, solar panel controls, vinyl flooring and a window and door to the front.

### To The Outside



The property is located in a quiet cul de sac and has a long driveway leading up to the property with parking for several cars and further paved area to the front of the property. There is a carport to the side along with lawned and shrubbed gardens and side access to the rear garden.

### Rear Gardens



The rear gardens are another great feature of this



property and are a superb size being mainly laid to lawn with shrubbed flower beds. There is a large patio area off the garden room providing a lovely place to sit and take in the views. There is also an area planted with fruit bushes, a large raised vegetable bed and a purpose built workshop on a solid concrete base with mains power measuring approximately 20ft x 12ft with an adjoining lean to store area. This could be utilised as number of things including a home office, gym or other room. The garden is fully fenced making it ideal for children and pets.

#### Additional Photo



#### Additional Photo



#### Additional Photo



#### Views To The Rear



The property enjoys stunning open countryside views to the rear.

#### Additional Photo



#### Property Features

The property has the benefit of a solar panel installation. Located in the pretty village of Llanfechain, there is a village shop and public house, popular village primary school and church. The market town of Llanfyllin is just a five minute drive away whilst good road networks connect the property to Oswestry, Shrewsbury and Welshpool.



## **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](http://Zoopla), [Onthemarket.com](http://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 E.

## **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**

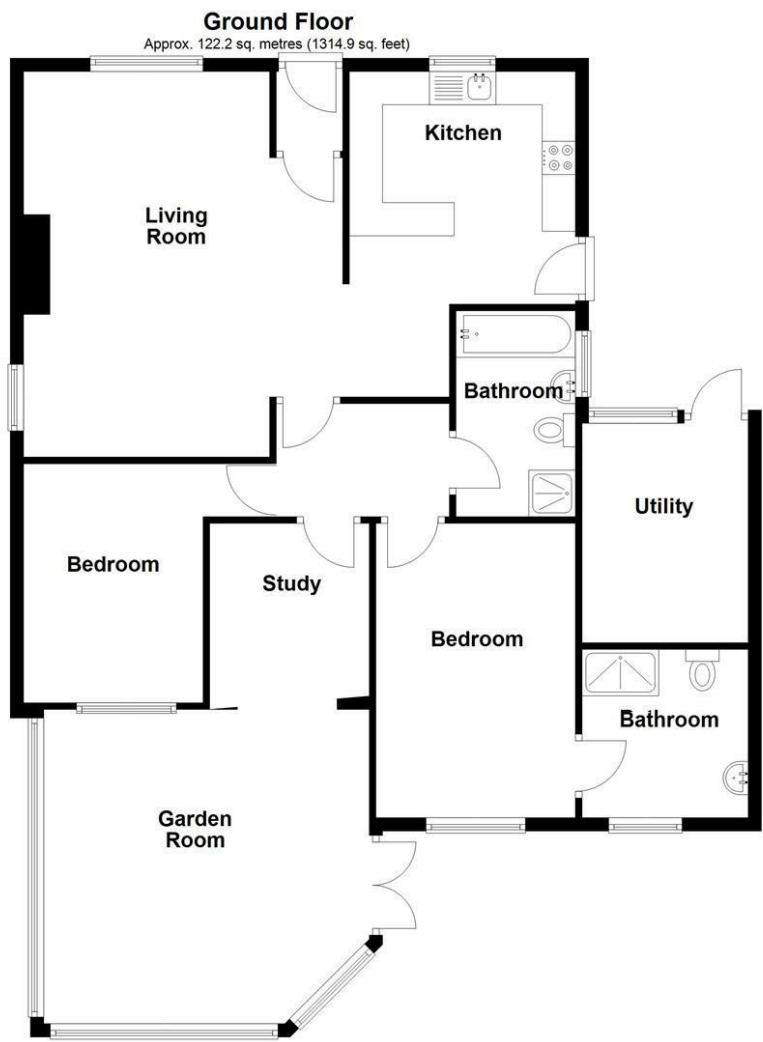
Our office is open:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 2.00pm

## **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 must 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.

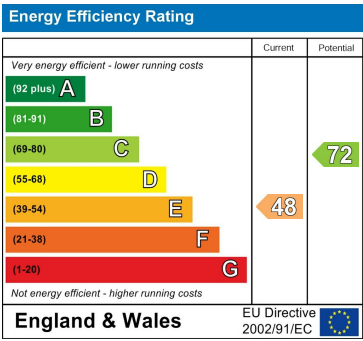
Floor Plan



Area Map



Energy Efficiency Graph



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