

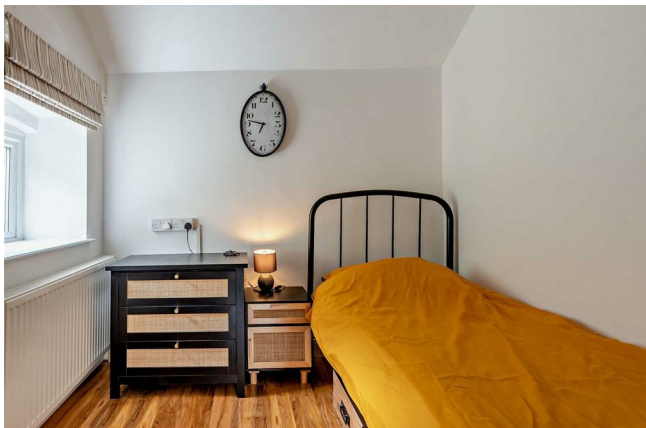




Tyn Y Ddol Dolfach, Llanbryn-mair, SY19 7AF
Guide Price £665,000

This impressive 4 BEDROOM, 2 BATHROOM DETACHED HOUSE has approx 5 ACRES with 7 paddocks, woodland and a stable block and yard. There is a detached 1 BEDROOM SELF CONTAINED ANNEXE and ample parking/turning space.





Floor Plan
(not to scale - for identification purposes only)



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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DESCRIPTION

The main house offers potential to split into 2 self contained units offering 2 bedrooms, shower room, kitchen and sitting room in one unit and 2 bedrooms, 3 receptions, sun room, kitchen and utility and shower room in the second unit. Alternatively it could be one large family home. Outside there is a detached one bedroom annexe. The grounds extend to approximately 5 and a 1/2 acres of sloping pasture made up of 7 paddocks, a track system, woodland and a stable block with 5 stables, hay store and tack room and a stone yard with individual yards.

ENTRANCE HALL

Wood effect flooring, radiator, doors to sitting room and:

SHOWER ROOM

Modern suite comprising corner shower cubicle with Mira electric shower, vanity unit with wash hand basin with mixer tap, concealed cistern W.C. and cupboards under, wood effect flooring, radiator, heated towel rail, fully tiled walls and double glazed window to the side.

SITTING ROOM

10'6" x 14'9"

Dual aspect with double glazed windows to the front and rear with countryside views, radiator, wood effect flooring, staircase to first floor and door to dining room and:

KITCHEN TWO

7'3" x 7'1"

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, stainless steel sink with mixer tap, space for fridge freezer, further appliance space, wood effect flooring, heated towel rail, double glazed window to side and fully tiled walls.

LANDING

Radiator, hatch to loft and double glazed window to the side.

BEDROOM/OFFICE

8'3" x 8'2"

Measurement includes a range of built in cupboards to one wall. Radiator, wood effect flooring and double glazed window to the front with countryside views.

BEDROOM

9'5" x 14'9"

Dual aspect with double glazed windows to the front and rear with countryside views. Built in cupboard over the stairs and two built in double wardrobes and bedside cupboards, radiator.

DINING ROOM

10'4" x 8'4"

Wood effect flooring, radiator, exposed beam, double glazed window to the rear and doors to living room and:

STUDY

5'4" x 10'4"

Wood effect flooring, radiator and double glazed window to the front with countryside views. (The wall between the study and dining room is a stud wall and could be removed if wanted)

LIVING ROOM

7'6" x 14'9"

Feature fireplace with wooden beam, slate hearth, cupboards and inset log burner. Wood effect flooring, staircase to the first floor with cupboard under and doors to the kitchen and:

CONSERVATORY

8'6" x 14'0"

Of uPVC double glazed construction with wood effect flooring, radiator and French doors to the gardens.

KITCHEN

13'3" x 8'4"

Newly fitted with a range of base cupboards and drawers with work surfaces over, integrated oven, hob and microwave, dishwasher and fridge. Stainless steel sink with mixer tap, part tiled walls, heated towel rail, double glazed window to the rear aspect and door to:

UTILITY ROOM

5'2" x 7'9"

Base cupboards with work surface over, tall storage cupboard, ladder style radiator, tiled floor, plumbing and space for washing machine, double glazed door and windows to the rear.

LANDING/SNUG

Wood effect flooring, exposed beam and built in cupboards.

BEDROOM

8'1" x 7'9"

Wood effect flooring, exposed beam, radiator, tiled floor and double glazed window to side.

MASTER BEDROOM

10'5" x 14'5"

Dual aspect with double glazed windows to the front and side with countryside views. 2 built in double wardrobes, built in cupboard with shelving, radiator, wood effect flooring and exposed beams.

SHOWER ROOM.

Airing cupboard, built in cupboards, heated towel rail, wood effect flooring, sliding door to CLOAKROOM - low level W.C., wash hand basin and double glazed window to the rear. Vanity unit with cupboards and shelving and circular basin with mixer tap under a double glazed window to the rear, further window to the side, heated towel rail and large walk in shower cubicle with seat and two showers- one to each end.

OUTSIDE**ANNEXE****LIVING AREA**

13'2" x 16'7"

With uPVC double glazed French doors, wood effect flooring, log burner, double glazed Velux window, exposed beam and uPVC double glazed French doors to the enclosed patio area.

KITCHEN/DINING AREA

18'6" x 11'6"

The kitchen area is fitted with base cupboards and drawers with work surfaces over, matching eye level cupboards, integrated oven and hob, stainless steel sink with mixer tap, appliance space, breakfast bar, part tiled walls, double glazed window to rear. Double doors to:

BEDROOM

11'4" x 12'3"

Electric radiator, hatch to loft, double glazed windows to front and side and door to:

SHOWER ROOM..

Walk in shower cubicle with Triton electric shower, vanity wash hand basin with mixer tap and cupboards under, low level W.C., part tiled walls, tiled floor and heated towel rail.

LAND

There is approximately 5 and a 1/2 acres of sloping land with 7 paddocks, 2 field shelters, track system and woodland. Bounded by stock fencing and post and rail fencing.

STABLES

There are 3 stables 12'9" x 11'1" (3.89m x 3.38m). Tack room 9' 7" x 11' 6" (2.92m x 3.51m). Stable 10' 7"

x 9' 4" (3.23m x 2.84m). Stable 10'7x9'4" (3.23m x 2.84m) (Currently used as storage with fitted shelving. It has a stable door). Hay store 11' 5" x 12' 0" (3.48m x 3.66m). Log store 7' 7" x 10' 6" (2.31m x 3.2m). The stable yard is floodlit and is separated into various yards and an outer track system.

PARKING

Gated entrance leads to a parking and turning area for around 7 cars.

GARDENS

Gate to the formal gardens which are mainly laid to lawn with a decked entertainment area and a patio entertainment area. Bounded by hedge and fencing.

STONE BARN

17'5" x 11'6"

Split into two rooms. The first room has built in shelving and cupboards, plumbing and space for 2 washing machines, a sink and uPVC double glazed windows to the front and rear. The second room has built in shelving and uPVC double glazed windows to the side and rear. This could be converted into additional accommodation subject to the normal permissions.

GENERAL NOTES

TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that there is mains electric, septic tank and well water. Oil central heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Basic 3 Mbps. (As the selling agent we have been advised by the current vendor that BT Fibre Broadband has now been installed which can go up to 1 Mbps)

Mobile Service: Likely.

FLOOD RISK: Flooding from rivers- Very Low. Flooding from the sea - Very Low. Flooding from surface water and small watercourses within 10 metres of the property, approximately 3.3% chance each year. Please note our clients have advised they have never experienced any issues with flooding at the property.

COUNCIL TAX BANDING

We understand the council tax band is F. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.



Local Authority: Powys County Council

Council Tax Band: F

EPC Rating: E

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Travel from Welshpool on the A483 to Newtown, take the bypass and join the A489 towards Machynlleth. Take the

A489 passing through Carno and proceed for approximately 3 miles to Talerddig. Go through Talerddig, past the white cottage on the right hand side and continue for 300 yards. When you go past the first triangular warning sign indicate right. Immediately after the second warning sign for the arch bridge there is a layby on the right, take the lane on the right after the layby.

The property can be found 200 yards on the right hand side. what3words: ///straying.kickbacks.farmland

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ

welshpool@rogerparry.net

01938 554499



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.