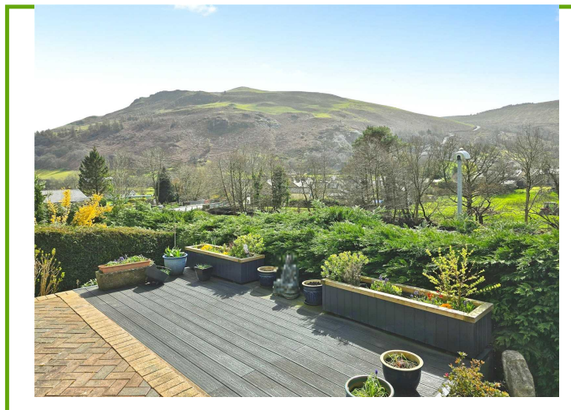


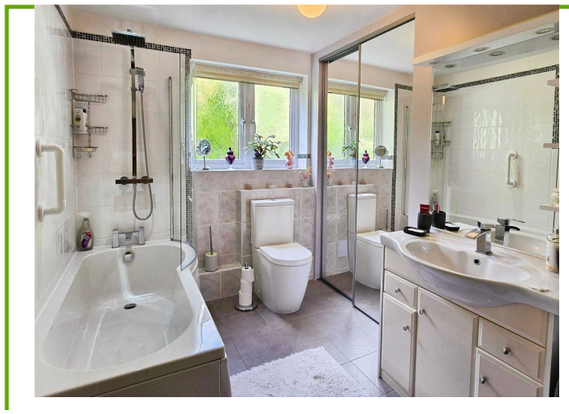


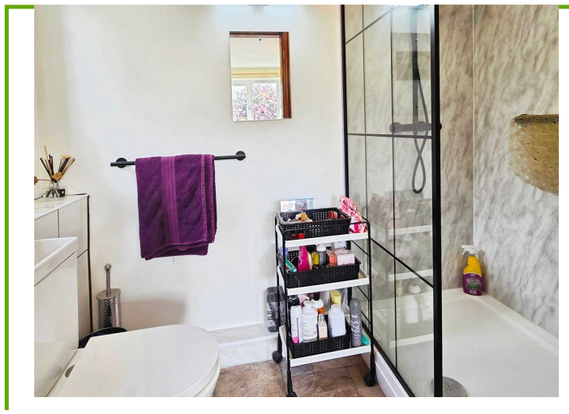












Tanybryn, Llangynog, Oswestry,
Powys, SY10

Offers in the region of:
£325,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Tanybryn, Llangynog, Oswestry, Powys, SY10

Offers in the region of: £325,000 Tenure: Freehold

Council Tax Band: E
EPC Rating: B
Local Authority: Powys County Council

Other important information which you will need to know about this property can be found at your-move.co.uk

NO CHAIN - EARLY VIEWING RECOMMENDED - Much improved by the current owner, to include newly installed air source heat pump & 10 solar panels, this 2/3 double bedroom detached bungalow enjoys panoramic views over the village & hills beyond. Further benefits include 2 reception rooms, refitted bathroom & ensuite and a private landscaped rear garden.

Description
This immaculate two-bedroom detached bungalow is situated on the edge of picturesque village of Llangynog, set amid beautiful walking routes, making it ideal for anyone who enjoys the outdoors and scenic views.

Inside, a welcoming reception room has a flame gas fire and open views, with bi-fold doors that draw in light and connect you with the surroundings. The well-planned kitchen includes a breakfast area, built-in appliances and attractive oak worktops, providing a practical and sociable space for everyday living. There is also a useful utility room and a refitted bathroom with a refitted suite and utility cupboard.

Both bedrooms are doubles; the main bedroom benefits from its own refitted en-suite, offering additional convenience and privacy.

Outside, the bungalow enjoys a private garden where you can sit out and take in the stunning views. A single garage provides secure parking or extra storage.

Location
Llangynog sits in the Tanat Valley, surrounded by popular walking and cycling routes, with access to the nearby hills and countryside. There is a public house, cafe and popular bike park, with further amenities found in Llanrhaeadr, which has a primary school.

Directions
From Oswestry take the Welshpool road, turning right at the Llynclys crossroads onto the B4396. Continue along for 15.5 miles, passing Llanrhaeadr and Penybontfawr. On entering the village bear right and continue through and as the road bears left, turn right and continue to the left.
What 3 Words: CUPS.REMAKE.DISTILLED

Entrance Hall
Currently used as a study area, radiator.

Living Room
19'2" x 12'8" (5.84m x 3.86m)
Feature fireplace with flame gas fire, 2 radiators, double glazed windows & bi-fold doors leading into the rear garden and enjoying open views.

Breakfast Kitchen
11'2" x 10'10" (3.4m x 3.3m)
Fitted in a range of base & wall units with oak worktops, comprising 1.5 bowl sink unit with mixer taps, built in double oven & induction hob, extractor over, plumbing for dishwasher, radiator, double glazed window.

Dining Room
10'10" x 9'10" (3.3m x 3m)
Which has also been used as 1 3rd Bedroom, fitted Welsh dresser, radiator, double glazed patio door to side patio area.

Utility Room
Built in cupboards, oak veneer door, double glazed window & door to rear.

Cloakroom
Comprising WC, vanity wash basin, radiator, double glazed window.

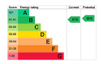
Inner Hall
Oak veneer doors leading off, access to loft space (with solar panel battery), built in cupboards.

Bedroom 1
11'10" x 11'6" (3.6m x 3.5m)
Radiator, double glazed window with views.

Ensuite
Refitted suite comprising WC, wash basin, shower cubicle, double glazed window.

Bedroom 2
11'6" x 10'6" (3.5m x 3.2m)
Radiator, double glazed window with views.

Bathroom
Refitted & redesigned suite, comprising WC, wash basin, P shaped bath with shower over, built in utility cupboard (plumbing for washing machine & tumble dryer), radiator, double glazed window.



For full EPC please contact the branch.

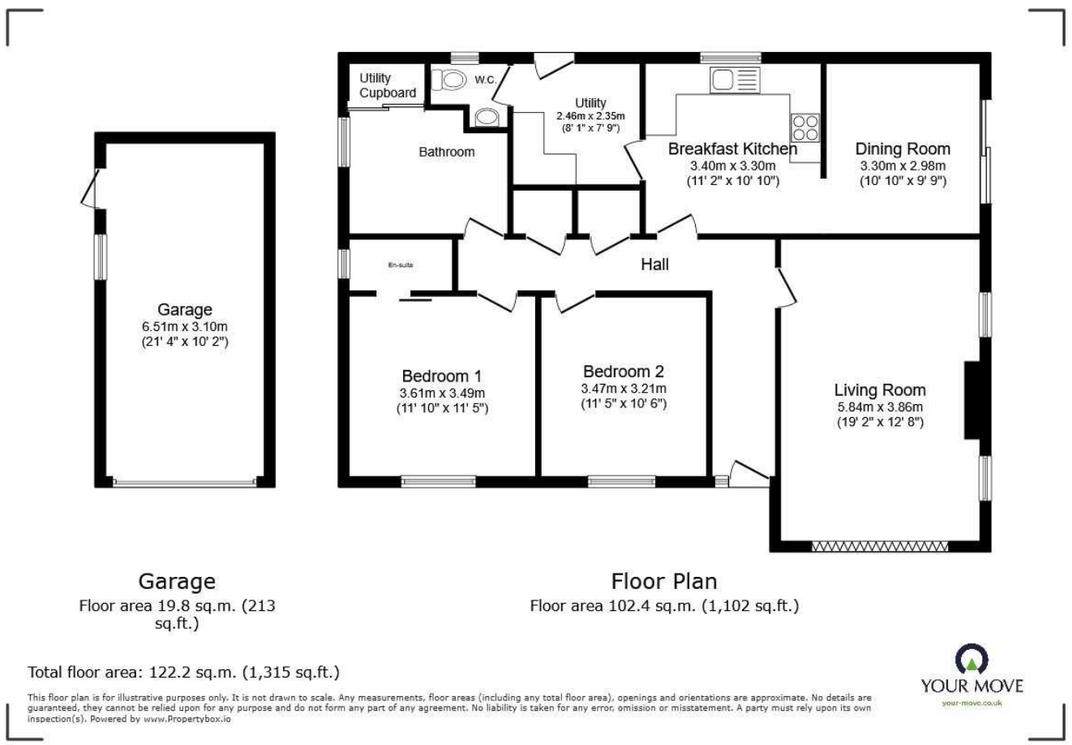
Outside
The property is approached via a gated driveway with access to the side & garage, external water supply.

Garage
21'4" x 10'2" (6.5m x 3.1m)
Power & light connected.

Rear Garden
Being a main feature of the property, the private & landscaped rear garden enjoys panoramic views over the village & hills beyond. The garden is laid to lawn with flowers & shrubs and a composite decked area. Greenhouse & storage shed, external water supply.

Agents Note
Powys Council - Council Tax Band E
The property is Freehold.

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Garage
Floor area 19.8 sq.m. (213 sq.ft.)

Floor Plan
Floor area 102.4 sq.m. (1,102 sq.ft.)

Total floor area: 122.2 sq.m. (1,315 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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