

Town & Country

Estate & Letting Agents

Bryn Hyfryd, Llangynog, SY10 0EZ

£265,000



WITH NO CHAIN!! POTENTIAL TO EXTEND A CHARMING AND UNIQUE, RECENTLY EXTENDED STONE COUNTRY COTTAGE IN ELEVATED POSITION OVERLOOKING THE VILLAGE OF LLANGYNOG. The DETACHED residence is set within good sized gardens and boasts a WEALTH OF CHARACTER including beamed ceilings, an inglenook fireplace and slate flooring. Located within the popular Tanat Valley and at the foot of the Berwyns the property is perfectly located for those interested in outdoor activities. Viewing is highly recommended.

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DIRECTIONS

From our Oswestry office take the Morda road (B5069) out of the town and turn right joining the A483. Continue along the A483 until reaching the Llynclys cross roads by the White Lion Pub. Turn right heading for Llangedwyn and Bala, continue along this road passing through the villages of Llangedwyn and Pentrefelin. Just before the village of Llanrhaeadr Ym Mochnant turn left following the signs for Pen Y Bont Fawr. At the junction turn right. Proceed through Pen Y Bont Fawr. On reaching the village of Llangynog proceed along and start proceeding up the hill signposted Bala. After approximately 300 metres there is a stone wall with grey railings above. Turn right here signposted 'except access' and proceed along passing the first property on the left known as Bryn Y Pistyll. Bryn Hyfryd is the next property on the left.

OVERVIEW

This charming detached stone built Welsh cottage has tons of character throughout and is situated in the popular village of Llangynog with views of the hills and an abundance of walks and outdoor pursuits within the Berwyn Mountains close by. A peaceful rural village just eighteen miles from Oswestry. The area is renowned for its beautiful rural scenery, country walks and unspoilt rural way of life. The views from the cottage are stunning and the garden provides a haven for wildlife all year round, bringing in a chorus of song birds throughout the year.

There is great potential to extend on the property subject to planning permission.

ACCOMMODATION COMPRISES

LOUNGE 3.72m x 3.40m (12'2" x 11'2")

Having an original slate floor, stable door to the front, window to the front, painted beamed ceiling, wall lights, radiator, large inglenook fireplace with new wood burning stove and large beam over and a door to the second bedroom/snug. Stone steps lead up to the first floor.



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KITCHEN/ DINING ROOM 3.28m x 3.99m (10'9" x 13'1")

Recently refitted and remodelled fitted base kitchen units with work surfaces over, a window to the front, window to the side, quarry tiled flooring, plumbing for a dishwasher, sink unit with mixer tap, space for appliances, cooker point, brick fire place with log burner inset, painted beamed ceiling, radiator and extractor fan.

BEDROOM TWO 3.50m x 1.94m (11'6" x 6'4")

This delightful bedroom is accessed through the inglenook fireplace and has a window to the front, slate flagged floor, spotlights, exposed stone walling and beamed ceiling.



FIRST FLOOR

BEDROOM THREE / SECOND LOUNGE 4.66m x 3.84m (15'3" x 12'7")

With a window to the front with views, Velux window to the rear, electric heater and door to the bedroom one and bathroom, oak flooring, exposed stone walling and built in cupboard with hot water tank. This room would also make an additional second lounge due to its open plan nature.



ADDITIONAL PHOTO



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BEDROOM ONE 4.15m x 3.34m (13'7" x 10'11")

Having a window to the side and front with stunning views, original cast iron fireplace, oak flooring and picture rail.



BATHROOM 2.38m x 3.9m (7'10" x 12'10")

A stunning bathroom with a window to the front with views, velux to the rear, a lovely Victorian free standing bath with central mixer taps and shower head, contemporary wash hand basin on a solid wood stand, WC with high level Burlington flush, oak floor, spotlights and views over the village and valley below.



FRONT ELEVATION



FRONT GARDENS

Steps leading up to the front garden which is lawned with shrubbed borders and enclosed by stone walling, steps lead up to the side and rear garden. There is a patio area to the front which is a lovely place to sit and take in the breathtaking scenery. A pathway leads to the front door and parking in front of the house.



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ADDITIONAL PHOTO



SIDE AND REAR GARDENS

The side garden is lawned and shrubbed with fantastic views overlooking the Village below and the Tanat Valley beyond. The rear garden has mature trees and shrubs and is planted with spring flowering bulbs and plants. There is a garden shed to the rear of the cottage. The property is on mains water but also has its own water supply and sits in a good sized plot. There is a driveway accessed via wrought iron gates, providing parking and a turning circle.



ADDITIONAL PHOTO



VIEWS FROM THE PROPERTY



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ADDITIONAL PHOTO



VIEWING

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

OUR SERVICE

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - Member of the National Association of Estate Agents - All properties advertised on www.rightmove.co.uk -

NO SALE - NO FEE

VERY COMPETITIVE FEES FOR SELLING.

TO MAKE AN OFFER

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

Once you are interested in buying this property, contact the office to make an appointment to view. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SERVICES

The agents have not tested the appliances listed in the particulars.

HOURS OF BUSINESS

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

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Environmental (CO2) Impact Rating		Current	Potential
Very environmentally friendly, near 0% emissions	A		
Environmentally friendly, low CO2 emissions	B		
Decent, average CO2 emissions	C		
Below average, higher CO2 emissions	D		
Average, higher CO2 emissions	E		
Below average, higher CO2 emissions	F		
Average, higher CO2 emissions	G	44	44
Below average, higher CO2 emissions	H		

England & Wales

The environmental impact rating is a measure of a home's impact on the environment. It is based on the amount of CO2 emissions from the home. The lower the rating, the better the environmental performance.