



9 Old Barn Close, Llandinam, Powys, SY17 5BL

Delightful THREE/FOUR BEDROOM detached bungalow with good sized gardens in a peaceful location adjoining open countryside in the popular mid Wales village of Llandinam. The generously proportioned bungalow is in excellent condition throughout and would make an ideal family home.

Viewing is highly recommended to appreciate all that this property has to offer.

* Entrance Hall * Cloakroom * Lounge * Kitchen/Dining Room * Conservatory * Three/Four Bedrooms *
* Bathroom * Utility Rom * Potting Shed * Gardens Sheds * EPC Rating D *

£295,000 Price
Freehold

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Entrance Lobby
Part-glazed entrance door and side panel. Quarry tiled floor.

Cloakroom
Low level wc suite, wall hung wash hand basin, towel radiator. Coat hooks. Window to front.

Half-glazed door to:

Inner Hallway
Tiled effect vinyl floor. Coat hooks. Access-hatch to roof space.

Cloak Cupboard with shelving.

Airing Cupboard with batten shelving.

Lounge
5.09 x 3.47 (16'8" x 11'4")
Attractive fireplace with tiled hearth and currently fitted with an 'AGA' wood burning stove having wood mantel over. Coved ceiling and picture rail.

Two vertical radiators. Box window with fabulous views over the garden to front. Fitted carpet

Folding bi-fold doors lead to the Kitchen/Dining Room.

Kitchen/Dining Room

Kitchen Area:
3.45 x 2.98 (11'3" x 9'9")
Range of matching base units with recycled composite worktops and upstands and incorporating a Belfast sink with mixer tap. Inlaid ceramic hob with integrated extractor fan over and having double electric oven with grill under. Integrated washing machine.

Integrated fridge freezer. Upright radiator. Fluorescent lighting. Tiled effect floor. Window and half-glazed door to the rear.

Open to:

Dining Area:
3.3 x 2.65 (10'9" x 8'8")
Pendant light. Thermostatically controlled wall mounted electric heater.

Patio door with sliding panel to:

Conservatory
3.14 x 2.4 (10'3" x 7'10")
Glazed to three elevations with glass roof. Light and power.

French doors to gravelled area and rear garden.

Bedroom 4 / Hobby Room / Study
5.9 x 2.47 (19'4" x 8'1")
Accessed from the Dining Area is this fabulous room extending along the side of the property and having two windows overlooking the adjacent open countryside. Window to rear.

Two thermostatically controlled electric wall mounted heaters. Radiator. Fitted carpet.

Bedroom 1
4.13 x 2.92 (13'6" x 9'6")
Built-in dressing table area having shelved cupboard with louvre door and worktop over.

Fitted carpet, radiator, window to rear.



Bedroom 2

3.55 x 2.47 (11'7" x 8'1")

Fitted carpet, radiator, window to front.

Bedroom 3

3/34 x 2.41 (9'10"/11'6" x 7'10")

Floorboard-effect vinyl floor, radiator, window to rear.

Bathroom

2.1 x 1.83 (6'10" x 6'0")

Panelled bath with twin handgrips and having an electric shower heater complete with rail and curtain over. WC suite. Anti-slip floor.

Pedestal wash hand basin with mirror and spotlights over. Towel radiator. Extractor fan. Window to front.

Built-in Airing cupboard with shelving and wood doors.

Outside

The property is approached along a short tarmac driveway to a single GARAGE (2.83m x 2.61m / 9'3" x 8'7") with metal up and over door, concrete floor and with light and power connected. The garage has been sectioned to allow for a very useful Utility Room (2.61m x 2.58m / 8'7" x 8'6") at the rear. Behind this is a

Potting Shed (3.54m x 1.93m / 11'7 2/3 x 6'4").

At the front of the property is a pleasant garden, largely laid to lawn and with many attractive flowering shrubs and specimen bushes and trees, including a beautiful weeping willow.

At the rear of the property there is another extensive garden area with attractive terraces, flower beds and borders. Gravelled areas are located close to the rear door and conservatory door, and are ideal for al-fresco dining.

There are other lovely seating areas that make the most of the bungalow's location on the rural fringes of the village of Llandinam. There are a number of garden sheds and wood sheds also included in the sale.

Local Area

The property is located in the attractive village of Llandinam which has a bustling community life and has a recently refurbished public house and restaurant, village church and hall and good primary school. There are many local walks in the

area. The rural village has excellent transport links on the A470 with the popular tourist and market town of Llanidloes (www.llanidloes.org.uk) some 6 miles distant, and the larger shopping centre of Newtown some 7 miles distant.

The nearest train station is at Caerswys with regular services to Aberystwyth and Shrewsbury, and further connections to Birmingham and London.

Services

Mains electricity, water and drainage.

Council Tax

We are advised that the property is in Council Tax Band 'E'.

Viewing Arrangements

Viewings are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 sales@clareevansandco.co.uk.

Local Authority

Powys County Council. Tel No: 01597 826000 www.powys.gov.uk.

The Property Ombudsman

Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(23-34)	E		
(13-22)	F		
(1-12)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Code of Practice. A copy of the Code of Practice is available in the office and on request. Clare Evans & Co's complaints procedure is also available on request.

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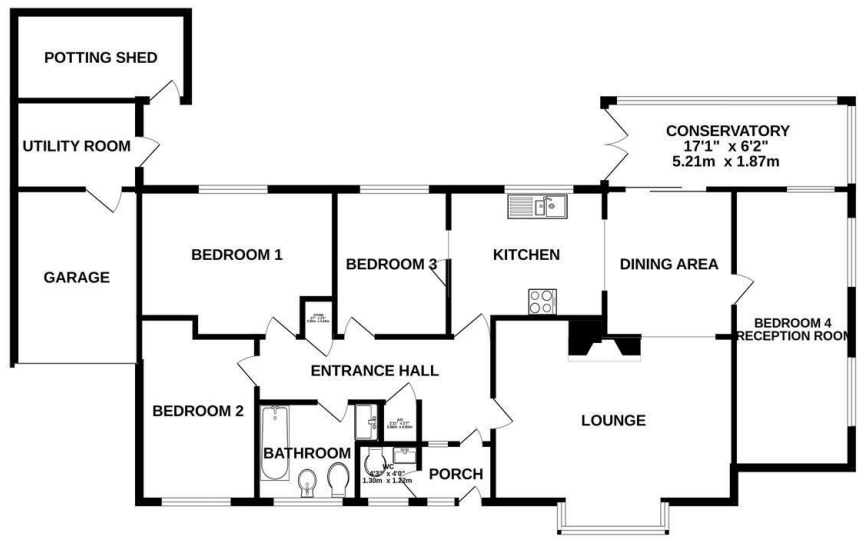
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PMA Reference
DRAFT 1206925225

GROUND FLOOR
1385 sq.ft. (128.7 sq.m.) approx.



TOTAL FLOOR AREA - 1385 sq.ft. (128.7 sq.m.) approx.
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