

19 Maes Myllin Llanfyllin SY22 5DQ



2 Bedroom Bungalow - Detached
Offers In The Region Of £275,000

The features

- SPACIOUS TWO BEDROOM DETACHED BUNGALOW
- GOOD SIZED LOUNGE/ DINING ROOM
- KITCHEN WITH SPACE FOR APPLIANCES
- WELL ESTABLISHED REAR GARDEN
- ENVIABLE VILLAGE LOCATION WITH AMENITIES
- TWO DOUBLE BEDROOMS AND SHOWER ROOM
- LARGE DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- ENERGY PERFORMANCE RATING " "



*** SPACIOUS TWO BEDROOM DETACHED BUNGALOW ***

An opportunity to purchase this well presented two bedroom detached bungalow offering spacious living accommodation perfect for those looking to downsize whilst still retaining space.

Occupying an enviable position in the heart of the self sufficient village of Llanfyllin having a wealth of amenities on hand.

Briefly comprising of reception hallway, spacious lounge/ dining room, kitchen with space for amenities, double bedroom with fitted wardrobes, further double bedroom and bathroom.

Having benefit of gas central heating, double glazing, driveway and double garage with off road parking and enclosed good sized rear garden.

Viewings essential

Property details

LOCATION

Llanfyllin is a small but charming Montgomeryshire town with good amenities including, GP practice, primary and secondary schools, library, leisure centre with swimming pool and squash courts, Post office and a range of shops. Set in unspoilt countryside with easy access for walking, cycling and horse riding. Lake Vyrnwy is close by with its stunning scenery, RSPB reserve, walks and water sports. Snowdonia and Bala are close by and from there the beautiful West Coast of Wales. Oswestry and Welshpool are within 25 minutes by car with a wider range of shops and amenities. Chester and Shrewsbury are also easily accessible by road and rail.

ENTRANCE HALL

Covered entrance and door leading into the entrance hallway. Window to the front aspect. Access to loft space. Radiator, doors leading off,

LOUNGE/ DINING ROOM

With window to the front aspect and French doors to the rear aspect. Feature fireplace with surround and hearth. Radiator.

KITCHEN

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink set into base level unit, integrated oven/ grill with four ring gas hob and extractor hood over. Tiled walls and further range of wall mounted units, space below work surface for washing machine and further space for freestanding fridge/ freezer. Tiled walls, windows to the rear aspect and side aspect. Radiator, door leading out to the Rear Garden

BEDROOM 1

With window to the front and side aspect. Fitted wardrobes. Radiator.

BEDROOM 2

With window to the rear aspect. Radiator

SHOWER ROOM

With window to the side aspect and suite comprising of walk in shower cubicle, WC and wash hand basin. Tiled flooring, radiator.

GARAGE

Double garage with electric up and over door with window the front aspect with power and lighting.

OUTSIDE

To the front of the property there is a large driveway with ample parking for several vehicles, area laid with

lawn and path leading to the entrance.

Side access with gate leads into the rear garden which is split over two levels, both widely covered by lawn with a range of flower border planted with range of established shrubs. Enclosed with fencing

GENERAL INFORMATION

TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage are connected with gas fired central heating.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

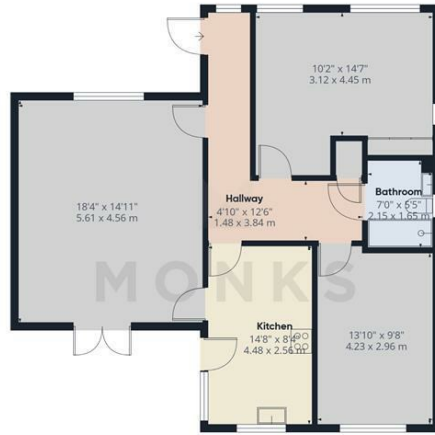
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

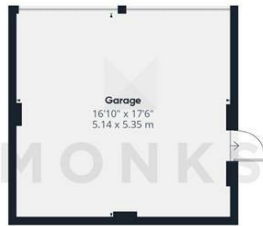
19 Maes Myllin, Llanfyllin, SY22 5DQ.

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Floor 0 Building 1



Floor 0 Building 2



Approximate total area^m
1169 ft²
108.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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