



**WOODHEAD**  
OSWESTRY SALES & LETTINGS



## 28 Bron Y Gaer, Llanfyllin, SY22 5DA

### Offers in the region of £169,950

This delightful property opens with a front garden and lawn, leading you into a distribution hallway featuring a staircase on the right, reception room to the left and kitchen straight ahead.

The entrance hallway is finished with floor tiles, while the lounge boasts wood-effect flooring and offers views of both the front garden and the rear garden. The kitchen is fitted with wall and base units, an extractor fan, and has space for a fridge, washing machine, and cooker. Completing the ground floor is a dining room, currently used as a bedroom, which features a window to the front garden, a side window, and an adjoining cloakroom with a door to a rear porch.

Upstairs, the property features a master bedroom with views to the front, a second bedroom with views to the rear, and a family bathroom.

The family bathroom is equipped with a bathtub, sink, and an over-bath shower.

The rear garden includes a tiled area, a garden shed, a lawn, and is bordered by a hedge.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999  
**E:** sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

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**Reception**  
3.25 x 6.31 (10'7" x 20'8")  
Dual-Aspect Lounge: Spacious living room with wood-effect flooring, a contemporary electric fire with ornamental fireplace, radiator with and pleasant views of the front and rear gardens.



**Entrance Hall**  
1.89 x 1.68 (6'2" x 5'6")  
UPVc door leading to the entrance hallway with access to reception room on the left, kitchen straight ahead and stairs to the right.

**Kitchen**  
4.23 x 2.64 (13'10" x 8'7")  
Fitted Kitchen: Includes steel sink with mixer tap, radiator, eye-level units, extractor, built in hob and oven, space for major appliances (fridge and washing machine), and a useful Pantry. Doorway leading to dining room, cloak room and access to rear patio/ garden.



**Landing**  
Carpeted with side aspect window, access to loft hatch and doors leading to the family bathroom and two bedrooms.

**Dining Room**  
4.55 x 2.75 (14'11" x 9'0")  
Accessed from the kitchen, currently this room is being used as an additional bedroom. Front and side aspect windows, radiator, access to cloakroom and door leading to rear patio/ garden.

**Bedroom 1**  
2.99 x 4.89 (9'9" x 16'0")  
Master bedroom with front aspect window, radiator, built in cupboard and water tank.



**Bedroom 2**  
3.22 x 3.81 (10'6" x 12'5")  
Rear aspect window and radiator.



**Family Bathroom**  
1.96 x 1.87 (6'5" x 6'1")  
Fully fitted Family bathroom with bath tub, and Electric Shower



**Downstairs Toilet**  
Sink and WC with towel rail

**Rear Porch**  
Door leading to rear patio/ garden.

**TENURE**  
We are advised that the property is Freehold/Leasehold (delete as necessary) and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

**SERVICES**  
We have been informed by the seller that the property benefits from mains water/ spring water/ bore hole: mains drainage/ septic tank/ soak away: gas/ oil central heating. (delete as appropriate) We have not tested any services, therefore no warranty can be given or implied as to their working order.

**COUNCIL TAX**  
The council tax band for the property is B and the local authority is Powys

**PARTICULARS**  
These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute or form any part of any contract. All measurements, areas and distances are approximate and floor plans and photographs are for guidance purposes only. Woodhead Sales and Lettings has no authority to make or give any representation or warranty whatsoever in relation to the property. If you are travelling some distance contact the office if you require any further information or clarification.

**MISDESCRIPTION ACT 1991**  
The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts .

**MISREPRESENTATION ACT 1967**  
These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any

interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested .

**VIEWINGS**  
By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

**HOURS OF BUSINESS**  
Monday - Friday 9.00am - 5.00pm  
Saturday 9.00am - 1.00pm  
Sunday Closed.