





1 Brydges Gate, Llandrinio, Llanymynech, SY22 6TU
Offers In The Region Of £450,000

An Immaculately presented three-bedroom detached bungalow with spacious living accommodation, double garage, set on a sizeable plot. This property offers a perfect blend of comfort and space, with occupying a pleasant location in a much sought after village location with scenic views across the local countryside. Viewings come highly recommended.

In brief the accommodation affords entrance hall with built in storage cupboards and cloakroom, living room, conservatory, kitchen/diner and utility. Principle bedroom with ensuite, two further bedrooms with Juliet bathroom. Externally there is a rear garden, double garage and driveway.



ENTRANCE HALL

Through uPVC front door, wood flooring, two built in storage cupboards, ceiling light, radiator and loft hatch. Doors off to;

CLOAKROOM

Low level WC, wash hand basin, ceiling light, uPVC window to the front, radiator and ceiling light.

LIVING ROOM

7'3 x 12'11 (2.21m x 3.94m)

Feature brick built fireplace with inset wood burning stove, two double doors leading into the conservatory, door into the kitchen, ceiling and wall lights, and radiator.

SUNROOM

16'2 x 9'10 (4.93m x 3.00m)

Beautiful room with uPVC windows surround overlooking the garden and open fields beyond. UPVC double doors onto the patio, tiled flooring and wall lights.

KITCHEN

10'4 x 22'7 (3.15m x 6.88m)

Modern fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below uPVC window over looking the garden. Void for oven with extractor hood over, and void for dishwasher and fridge/freezer. Breakfast bar, tiled flooring and spot lighting. The dining area has a uPVC window to the front, continuation of tiled flooring and spotlighting. Door into;

UTILITY ROOM

6'5 x 8'11 (1.96m x 2.72m)

Fitted with wall and base units with work surfaces over, inset sink with mixer tap and drainer, and void for appliances. Tiled flooring, door to the front and rear, extractor fan and ceiling light.

SNUG

10'9 x 9'9 (3.28m x 2.97m)

With uPVC window to the front, radiator and ceiling light.

BEDROOM ONE

9'9 x 14'6 (2.97m x 4.42m)

Fitted with two single wardrobes and storage over head, uPVC window to the front, ceiling light and radiator. Door into;

ENSUITE

5'9 x 12 (1.75m x 3.66m)

Wet room with wipeable wall coverings, shower area, WC and wash hand basin. Spot lighting, extractor fan, radiator and uPVC window to the front.

BEDROOM TWO

8'10 x 10'8 (2.69m x 3.25m)

Double room with built in wardrobe, uPVC window to the front, ceiling light and radiator. Door into;

JULIET BATHROOM

5'6 x 12'4 (1.68m x 3.76m)

Four piece suite comprising panelled bath, enclosed shower cubicle, low level WC and wash hand basin. Part tiled walls, heated towel rail, radiator, spot lighting and uPVC window to the rear. Door into;

BEDROOM THREE

8'6 x 8'5 (2.59m x 2.57m)

Double room with built in wardrobe, ceiling light and radiator.

EXTERNAL**GARAGE ONE**

9'9 x 20'8 (2.97m x 6.30m)

The garages have been divided into two.

Garage one has pedestrian door for access, window to the rear and ceiling light.

GARAGE TWO

11'9 x 21'3 (3.58m x 6.48m)

Up and over door, ceiling light and window to the rear.

FRONT

To the front of the property is an area laid to lawn and access to the rear garden. Driveway to the front offering parking for several vehicles and EV charging point.

REAR

To the rear is an area laid to lawn with hedge and fence to boundary. Patio sitting area taking in the beautiful open countryside, and further lawn area with a variety of tress and shrubbery. There is a pathway to one side for storage, and further area housing the oil tank.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. There are solar panels, along with part oil part electric heating. EV charging point. We understand the Broadband Download Speed is: Standard 6 Mbps & Ultrafast 1800 Mbps. Mobile Service: Limited. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is G Powys. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



Local Authority: Powys

Council Tax Band: G

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.