





Fronwen Llangynog, SY10 0HF
Offers In The Region Of £325,000

A renovated two bedroom detached stone-built cottage occupying a superb position overlooking the Tanat valley. The property has been maintained and upgraded by the current owners and offers breath taking views. In brief the accommodation affords: Porch, living room, dining room, kitchen, utility and shower room. To the first floor are two bedrooms and bathroom. Externally there is a garage/storage area, parking and gardens just under 0.4 acres.



LOCATION

Located near the village of Llangynog with its village hall, bowling green, two public houses, and local church. There is a medical clinic in Llanfyllin with further amenities available in the popular market towns of Oswestry and Welshpool, both boasting a wide range of hotels, restaurants, and cafes, major retailers as well as an eclectic mix of independent stores, together with an array of leisure facilities.

Llangynog is a beautiful area especially if you are into your hill walking and outdoor pursuits. The Berwyn Mountain range are lower than the snowdonia peaks so tend to be a little less busy. However, the topmost peaks are rugged and have a distinctive character. Nearby towns include Llangollen and Corwen, which are popular tourist destinations.

The main summits are Cadair Berwyn at 832 metres (2,730 ft) above sea level, Moel Sych at 827 metres (2,713 ft) and Cadair Bronwen at 783 metres (2,569 ft) above sea level. The Berwyn range is crossed to the southwest by the B4391 Milltir Cerrig mountain pass at an elevation of 486 metres (1,594 ft).

Just on the edge of The Snowdonia National Park and south of Lake Bala, Lake Vyrnwy is set amidst the remote and beautiful Berwyn Mountains. With spectacular waterfalls, and unspoilt open countryside, a visit to Lake Vyrnwy is a wonderful day out for all the family. Experience the walks and trails of the 24,000 acre RSPB Reserve, with viewpoints and hides around the Lake to observe the amazing variety of birds and scenery. Walk through the visionary Sculpture Park below the Dam. There are plenty of activities too, including boating, adventure activities, cycle hire, walking and horse trails. There are local craft shops to visit and excellent places to eat. Stay a while in the wide range of high quality accommodation, some offering brand new spa facilities. Rough shooting, fly fishing and clay pigeon shooting are available too.

PORCH

Outbuilt porch with windows to the front and sides, and wood and glazed door, tiled flooring, and door into;

LIVING ROOM

11'3 x 8'3

Full of character with exposed stone inglenook and inset log burner, grey limestone tiled flooring, radiator, beams to ceiling, double glazed casement window to the front with deep sills and views of the open countryside, ceiling light and door into utility and opening into;

DINING ROOM

8'4 x 7'5

With continuation of grey limestone tiled flooring, window to the front and rear, beams to ceiling, radiator, ceiling light, under stair storage and door into;

KITCHEN

11'3 x 7'4

Country style kitchen with base units and work surfaces over, Belfast sink with mixer tap and drainer, breakfast bar below a window to the front capturing the beautiful views. Integral oven and four ring gas hob with extractor hood over, integral dishwasher, void for fridge/freezer, grey limestone tiled flooring and radiator.

UTILITY ROOM

7'8 x 5'6

Base units and work surfaces over, integrated washing machine, inset sink with mixer tap and drainer below double glazed casement window to the rear, heated towel rail, floor mounted Worcester boiler, grey limestone tiled flooring and ceiling light. Door into;

SHOWER ROOM

7'6 x 2'5

Fitted with a walk in shower cubicle, low level WC and wash hand basin. Part tiled walls, ceiling light and window to the rear.

FIRST FLOOR

With double glazed casement window to the front elevation, ceiling light and doors off too;

BEDROOM ONE

11'03 x 7'09

Double room with double glazed casement window to the front capturing the beautiful views, radiator and ceiling light.

BEDROOM TWO

11'11 x 12'01

Double room with double glazed casement window to the front and side elevations, ceiling light and radiator.

BATHROOM

8'03 x 4'11

Modern suite with deep roll top 'Albion' bath, wash hand basin and low level WC. Heated towel rail, part tiled walls, ceiling light and window to the rear.

EXTERNAL**GARAGE/STORAGE**

Part of the garage has been converted to the utility room. There is an up and over door to the driveway, space for storage, power and lighting.

PARKING

there is a turning point and parking area for several vehicles.

GARDENS

To the front of the property there is a patio sitting area, and walkway around to the rear garden. The gardens wrap around and are mainly laid to lawn with plants and shrubbery. The gardens are sloped, but have some beautiful sitting areas capturing the stunning open countryside. The garden roughly measures just under 0.4 acres.

PLANNING PERMISSION

The current owners have had planning permission reference: 20/0925/HH

This is valid for 5 years dated from October 2020

The planning permission that had been granted was for a two storey extension to include a third bedroom and additional family room.

GENERAL NOTES**TENURE**

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

FIXTURE AND FITTINGS

The owners are open to selling separately some fixtures and fittings and items of furniture, such as the sofas, beds etc

Light fittings and shades to be included.

SERVICES

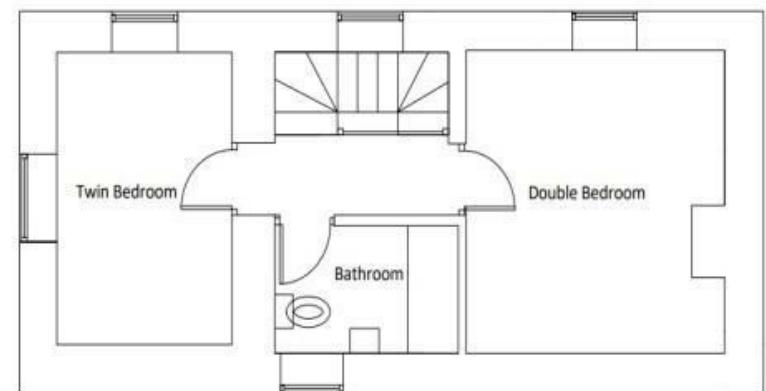
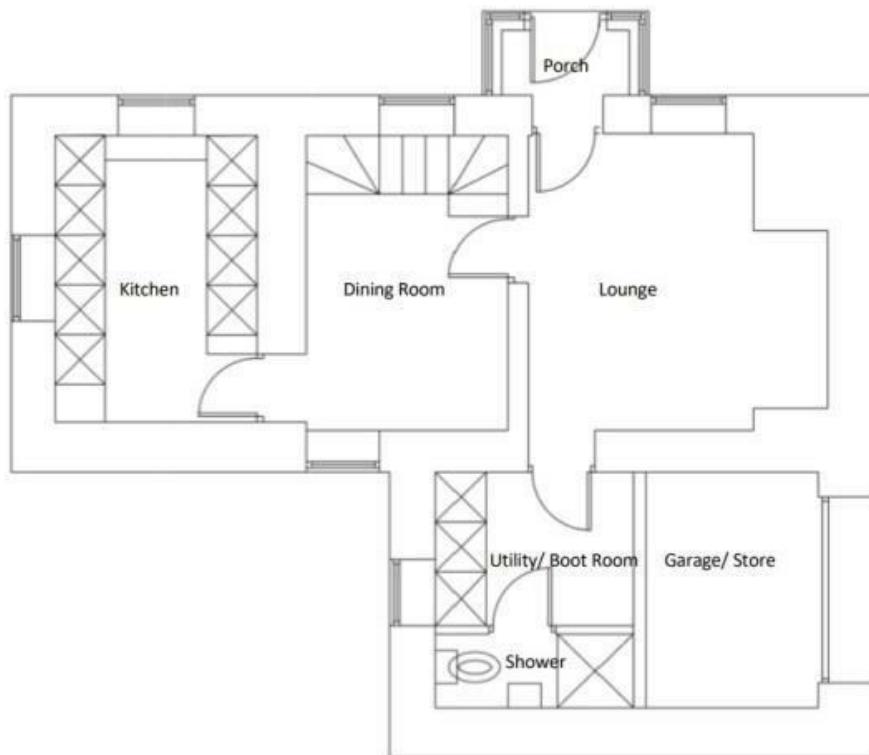
We are advised that mains electric, oil central heating, private water supply and septic tank. We would recommend this is verified during pre-contract enquiries. Broadband Download Speed: Standard 1 Mbps & Ultrafast 1000 Mbps. Mobile Service outdoor is Likely.

FLOOD RISK: Very Low. Freesat satellite dish and cabling.

COUNCIL TAX BANDING

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

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



General Services:

Local Authority: Powys county council

Council Tax Band: E

EPC Rating: E

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.

Directions:

Leave Oswestry on the A483 towards Welshpool and turn right at Llynclys Crossroads onto the A495. Continue on this road towards Llanrhaeadr ym, turning left signposted Penybontfawr just before the village of Llanrhaeadr ym. At the next t-junction turn right and proceed through the village of Penybontfawr and onto Llangynog. Enter Llangynog, go over the bridge and turn left opposite the New Inn Public House, proceed on this road, and bear right through some black and gold gates entering the private estate. Carry on, pass a cottage on the right, and then take the right fork uphill onto a gravel track and Fronwen will be the second property on the right hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,
SY11 2NU

oswestry@rogerparry.net

01691 655334

**Roger
Parry
& Partners**



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.