





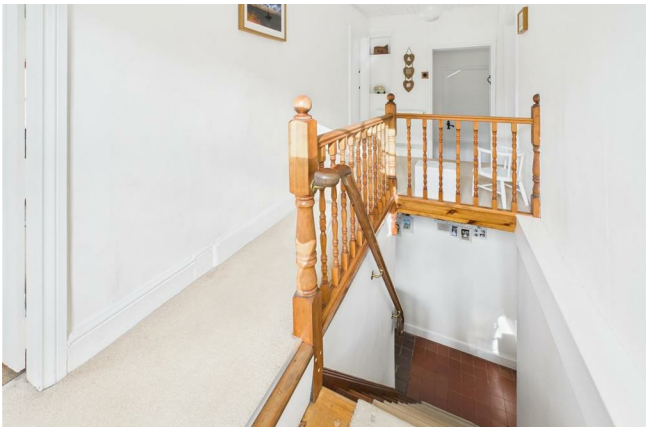


**Brick House, Tylwch, Llanidloes, SY18 6JN**  
**Offers In Excess Of £395,000**

An attractive much improved 3/4 bedroom cottage with self contained annexe sat in attractive cottage gardens of approx 0.15 acres. With 2 receptions, conservatory, 3 bathrooms, large studio/hobbies room and large garage/workshop. Situated approx 3.5 miles from Llanidloes. NO ONWARD CHAIN.

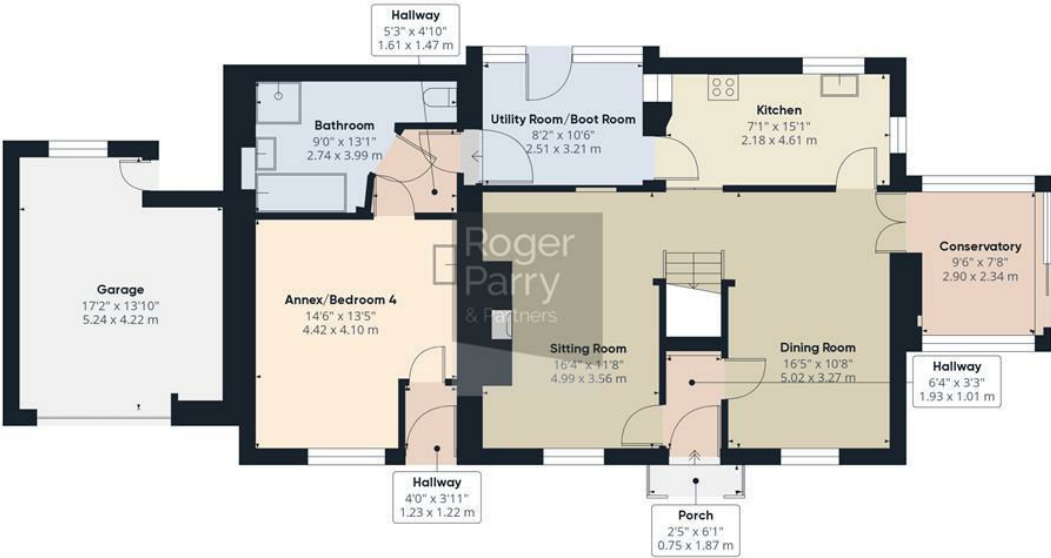








Floor Plan  
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>

1946 ft<sup>2</sup>  
180.79 m<sup>2</sup>

Balconies and terraces

15.07 ft<sup>2</sup>  
1.4 m<sup>2</sup>

Reduced headroom

52.56 ft<sup>2</sup>  
4.88 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



**DESCRIPTION**

An attractive and deceptively spacious 3/4 bedroom Victorian country cottage with a wealth of features and refinements. The property offers a sitting room with open fire, a dining room with a feature Aga (not currently connected), a re fitted kitchen, utility/boot room, conservatory, 3/4 bedrooms, 2 bathrooms and a large studio/hobby room. There is a self contained annexe with kitchenette and bathroom (currently used for airbnb). Outside there are well stocked sloping gardens to 3 sides which extend to 0.15 acre or thereabouts. The property has lovely country views and is surrounded by fields and trees and needs to be seen to be appreciated.

The property is in the centre of the picturesque hamlet of Tylwch, roughly 3.5 miles away from the historic market town of Llanidloes which boasts a wide range of amenities such as a Primary and Secondary school, hospital, doctor's surgery, dispensing pharmacy and a good range of independent shops. Llanidloes is a surprising gem in the Welsh countryside and is steeped in a rich, diverse history that also makes it a popular stop for tourists. The Elan Valley is approx 12 miles away, with the Hafren Forest Trails being just 11 miles distant from Llanidloes. Train links can be found at Caersws approx 9 miles away with links to Shrewsbury and Aberystwyth.

**ENTRANCE PORCH**

Wooden front door to

**ENTRANCE HALL**

With tiled floor and wood panelling.

**DINING ROOM**

With part exposed wooden floorboards and part quarry tiled flooring, radiator, exposed beams, double glazed sash window to front and Oil fired Rayburn (not currently connected) with cupboards and work surface to the side.

**SITTING ROOM**

With tiled floor, feature inglenook style fireplace with brick hearth and open grate and useful storage to both sides and display shelving, exposed beams, 2 radiators and double glazed sash window to front elevation.

**CONSERVATORY**

With double glazed sliding patio doors, double glazed windows and polycarbonate roof.

**KITCHEN**

Newly fitted with a range of base cupboards and drawers with wooden work surfaces over, plate rack and display shelving, radiator, exposed beams, double pantry cupboard with shelving, inset Belfast style sink with mixer tap, space for tall fridge freezer, tiled floor, integrated oven and hob, windows to side and rear and door to:

**UTILITY/BOOT ROOM**

With tile and concrete floor, plumbing and space for washing machine, further appliance space, exposed beams, radiator, base cupboards and drawers with work surface over, water control system and part glazed doors and windows to rear.

**SELF CONTAINED ANNEXE**

Door from utility/boot room to INNER HALLWAY with doors to the bathroom and:

**KITCHEN/BEDROOM/LIVING ROOM**

Exposed wooden floorboards, electric radiator, double glazed window to the front aspect, wood

panelling and exposed beams. Base cupboards with work surface over, stainless steel sink with mixer tap and appliance space. Door to ENTRANCE HALLWAY - with wood panelling and stable door to the front.

**BATHROOM**

Modern white suite comprising panel bath with mixer tap, separate shower cubicle, vanity wash hand basin with mixer tap and drawers under, low level W.C., heated towel rail, wood panelling and shaver socket.

**FIRST FLOOR LANDING**

Galleried landing with double glazed window to the front aspect, display shelving, hatch to loft and steps down to: INNER LANDING with doors to the bathroom and W.C.

**BEDROOM ONE**

Large double bedroom with radiator, original fireplace, display shelving and double glazed sash window to the front aspect. Doors to the studio/hobbies room and:

**EN SUITE SHOWER ROOM**

White suite comprising low level W.C., vanity wash hand basin with mixer tap and drawers below, shower cubicle with twin heads, radiator, double glazed Velux window and a feature circular window with lovely views to the side.

**STUDIO/HOBBY ROOM**

A large dual aspect room with 2 radiators, with 2 double glazed Velux windows to the rear giving a wooded aspect and a double glazed window to the front and a window to the side.

**BEDROOM TWO**

Double glazed sash window to the front aspect, radiator and an original fireplace.

**BEDROOM THREE**

Radiator and window to the side overlooking the gardens.

**FAMILY SHOWER ROOM**

White suite comprising vanity wash hand basin with mixer tap and drawers below, shower cubicle with twin heads, wood panelling, radiator, exposed beam and window to the side aspect.

**SEPARATE W.C.**

Low level W.C., radiator, display recess and double glazed Velux window.

**OUTSIDE****GARAGE/WORKSHOP**

With single and double doors to front and door to rear, power and light.

**GARDENS**

The cottage gardens are laid to 3 sides of the property and extend to approx 0.15 acre. Being laid to lawn with a selection of flowers, shrubs and trees, steps lead around the rear gardens to the side. There are several grassed seating areas and a paved seating area. Garden shed (in need of some repair)

**GENERAL NOTES****TENURE**

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

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enquiries.

#### SERVICES

We are advised that mains electric is connected. Oil central heating with a combination boiler (still under warranty). Water via a bore hole (plus well water to the garden) Septic tank. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 4 Mbps - the vendor advises us that fibre is being installed in 2025. Mobile Service: Limited

FLOOD RISK: Flooding from rivers: Very Low Risk. Flooding from the sea: Very Low Risk. Flooding from surface water and small watercourses: Very Low Risk

#### COUNCIL TAX BANDING

We understand the council tax band is E. 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.

#### AGENTS NOTE

Since owning the property the vendor has carried out the following improvements:

Re fitted the kitchen

Refurbished to create an annexe with new bathroom and kitchenette

New oil combination boiler (still under warranty)

Updated plumbing

Rewired (April 2023)

Re decorated

2 new bathrooms





## General Services:

**Local Authority:** Powys County Council

**Council Tax Band:** E

**EPC Rating:** D

**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:

From the Old Market Hall in Llanidloes take the turning left onto China Street. Take the third turning left signposted Tylwch. Proceed up the Bryndu Hill for approximately 3.5 miles. On entering the hamlet of Tylwch the property can be found on the left hand side before the bridge.

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ  
welshpool@rogerparry.net

01938 554499



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 a 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.