



Brynmawr  
Powys, Montgomeryshire

 jackson  
property



# Brynmawr

Kerry, Powys, Montgomeryshire  
SY16 4NQ

A most impressive 4 bedroom contemporary home, individually designed in a period style consisting of a traditional Welsh oak frame and finished to the highest standard throughout, enjoying far reaching views to the Severn Valley.

- An attractive 4-bed Welsh Oak Frame property
- Modern construction in period style
- Sitting within immaculately kept gardens
- Commanding far reaching views to the Severn Valley
- Well appointed and spacious kitchen, living and reception rooms
- Wonderfully presented with authentic Welsh Oak finishing throughout

Approximate distances in miles:

Newtown 3m | Welshpool 14m | Shrewsbury 30m | Builth Wells 33 | Ludlow 35m | Aberystwyth 45

## Situation

Brynmawr is located in the picturesque village of Kerry, just outside Newtown. The historic town is the largest in Powys, and lies on the River Severn in the community of Llanllwchaearn, within the historic boundaries of Montgomeryshire. Newtown enjoys a thriving community and offers a range of amenities including a broad range of retail and grocery shops, healthcare including Montgomeryshire County Infirmary (Newtown) as well as various dentist surgeries, a museum and several other tourism attractions. There are an array of pubs and restaurants locally.



The town is regarded as a good centre for walking and there are many walks criss-crossing the countryside including along both the River Severn and the Shropshire Union Canal. Cyclists will appreciate being able to cycle from Newtown to Abermule, some 6 miles, in a completely traffic-free environment. Indeed walkers are well catered for in Newtown as the Severn Way, one of the longest way-marked walking trails in Britain at 210 miles (338 kms), cuts through the town.

### Description

From the front drive, the property is entered via the oak front door into the porch, with exposed wall and ceiling timbers, flag stoned flooring, leading into the main reception and dining hall. This is a light and spacious area with dual stairs branching to a vaulted, galleried landing. With flag stone flooring, windows to front with excellent views to the Severn Valley. There are exposed beamed and a log burner set into bricked fireplace with stone surround and mantle over.

Leading through to the Drawing Room, with triple aspect windows to front, side and rear with views to gardens and rural surroundings. There are further exposed timbers throughout. An inglenook style fireplace with an exposed brick surround houses a log burner with cast chimney hood, hearth, bread oven door and exposed oak lintel. There is ample space for suite as well as dining furniture in this room.





A most impressive kitchen enjoys awe inspiring views from windows to front and side aspects overlooking the gardens with rural scenery beyond. With French windows opening to patio terrace and an awning, the kitchen is the perfect area for living and entertaining, with its generous proportions.

Flag stone flooring continues throughout, with a central island and additional sink unit for convenient preparation, with an attractive solid maple work surface. The kitchen boasts a range of base fitted units with quality granite and maple work surfaces and the main Belfast style sink. The central feature of the kitchen is the traditional oil fired Aga with brick surround. The integrated/fitted larder fridge and dishwasher are a convenience to be enjoyed by the next owner of this property. Leading to the utility room, with a window to rear overlooking the garden, and space for boots and cloaks, with exposed ceiling and wall timbers continuing along with the flag stone flooring. This room enjoys overhead and base fitted units with worksurfaces, and a double sink unit with space and plumbing for white goods. This room has a stable style door providing access to garden lobby.



### Upstairs

The first floor boasts an impressive galleried landing, which is a stunning space with vaulted ceiling, exposed beams and an authentic oak flooring. The windows to rear aspect overlook the gardens. There is space for a writing bureau in the front window with stunning views over the garden and Severn Valley beyond. Two further front aspect windows provide a tremendous amount of light into the first floor. There is a walk in airing cupboard.

The master bedroom enjoys wonderful views from a window to the front of the property with stunning and exposed wall timbers. There is an ensuite shower Room with window to the side aspect, as well as a glass basin set into vanity unit, wall mounted mirror unit, and double shower cubicle. Within this room there is Amtico oak effect flooring.

Bedroom two offers views from windows to the side and rear aspect over the gardens and rural surroundings. There is a range of fitted bedroom furniture and exposed wall timbers. Bedroom three has a window to the rear aspect with views over the garden, with a fitted wardrobe and shelving space and exposed oak wall timbers.

Bedroom four enjoys a window to front aspect of the property with stunning views over the garden and Severn Valley. The family bathroom has a Velux window to side aspect, with exposed wall timbers, W.C, basin set into vanity unit, bidet and Jacuzzi corner bath, as well as two wall mounted vanity units.

### Externally

The front driveway running up to the property provides ample parking and turning space and gives access to the detached garage with roller door. The leveled lawn to the side of the property enjoys awe inspiring views, with with central pergola and mature borders, paved patio and ornamental garden pond. The remote control awning over the patio terrace is a wonderful feature for summer garden enjoyment. The mature terraced gardens rise to the rear of the property with gravelled pathway to a level upper lawn. There is a separate gated access to the rear. Far reaching rural views can be enjoyed from the gardens which amount to approximately 1 acre.





### Council Tax

Band G

### Services

We are informed that the property is connected to mains electricity and water with private drainage.

### EPC

The energy performance rating certificate is C.

### Directions

From the Pool Road traffic lights in Newtown, proceed on the A489 towards Kerry for exactly 1.5 miles and turn left signposted Llanmerewig. Proceed for 1.1 miles and turn right and immediately right again where the property can be found.

### Viewings

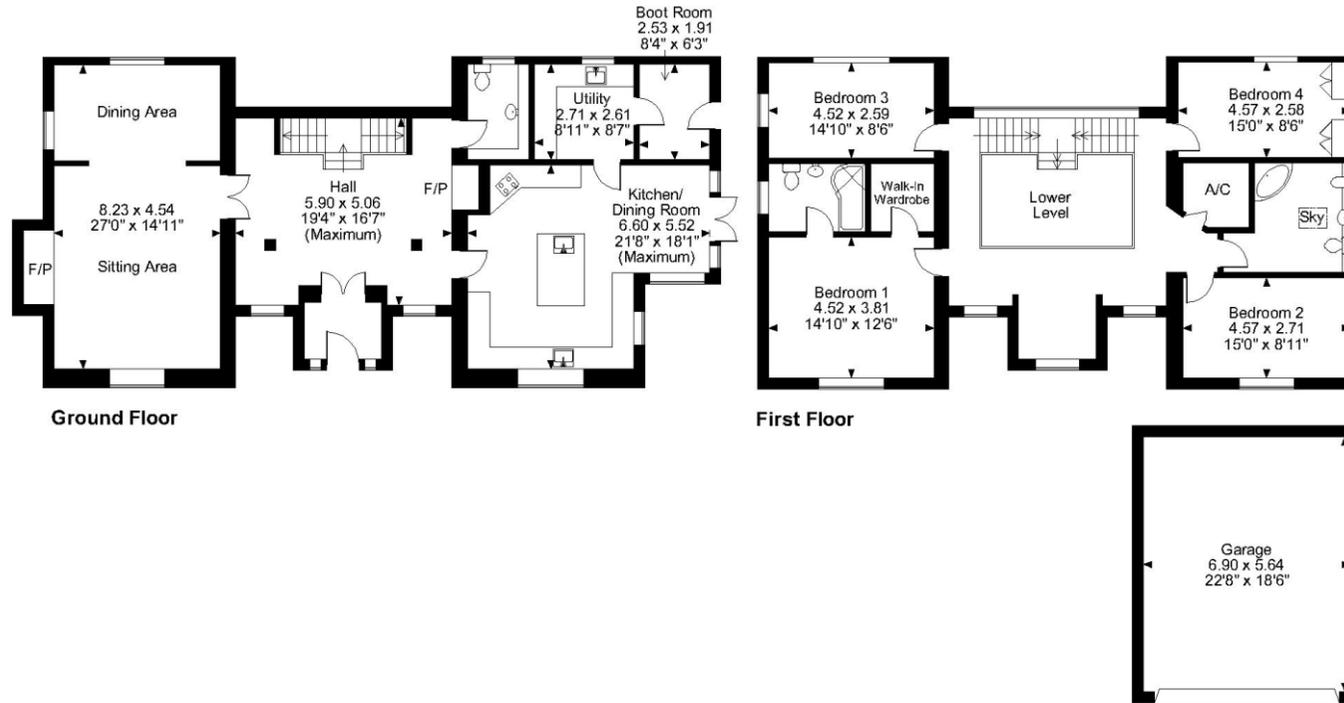
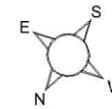
Strictly by prior appointment with the agents Jackson Property on 01743 709249

### AML Regulations

To ensure compliance with the latest Anti Money Laundering (AML) Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process, please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.



**Brynmawr, Newtown, Powys**  
**Approximate Gross Internal Area**  
**Main House = 2423 Sq Ft/225 Sq M**  
**Garage = 419 Sq Ft/39 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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