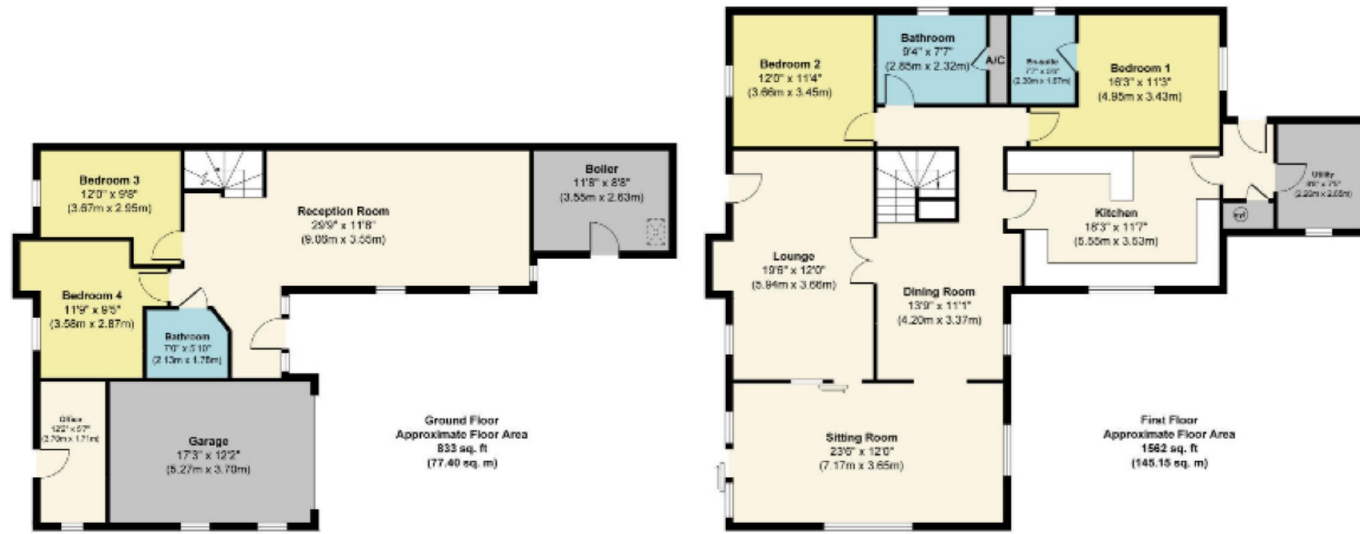


FOR SALE

Bryn Llys, Canal Road, Newtown, Powys, SY16 2JS



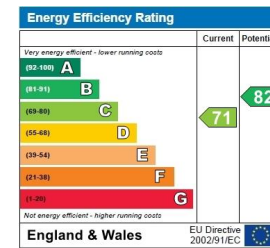
Approx. Gross Internal Floor Area 2395 sq. ft / 222.55 sq. m

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. Mortgage/ financial advice. We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. Do you require a surveyor? We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01938 555 552

Welshpool office: 14 Broad Street, Welshpool, Powys, SY21 7SD E. welshpool@hallsgb.com



Bryn Llys, Canal Road, Newtown, Powys, SY16 2JS

Modern detached family house that offers very flexible split level accommodation, on the ground floor are 2 bedrooms and bathroom with large open plan reception room. On the first floor, accessed from the rear parking area is a large kitchen, utility room, lounge, sitting room with stunning views, master bedroom with en suite, further bedroom and bathroom with jacuzzi bath, garage, boiler room, home office. This large, versatile property must be viewed to be fully appreciated.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in



2 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- **NO ONWARD CHAIN**
- **Flexible Split Level Accommodation**
- **Mains Gas Central Heating**
- **Master Bedroom with En-Suite**
- **Home Office**
- **Stunning Views**

Accommodation is as follows:

UPVC double glazed entrance door with side windows opening in to

Open Plan Reception Room

9.02m x 3.51m (29'7" x 11'6")
Oak flooring, 3 central heating radiators, bespoke oak turned staircase off, recessed spot lights. One double glazed window to the side elevation, two double glazed windows to the front elevation
This room could be divided to create two further bedrooms and knocked through to the boiler room to create an En-Suite bathroom to one of the bedrooms

Bedroom 3

3.66m x 2.26m (12'0" x 7'5")
Double glazed window to the side elevation, central heating radiator, telephone point, television point

Bedroom 4

3.56m x 3.12m (11'8" x 10'3")
Double glazed window to the side elevation, central heating radiator

Bathroom

Fitted with a 3 piece suite comprising low level W.C., pedestal wash hand basin, bath with mixer taps, shower attachment and screen. Heated towel rail, tiled walls and floor, shaver point, extractor fan, recessed spot lights.

Bespoke turned staircase

Leading up to

Dining Hallway

7.32m x 3.35m (24'0" x 11'0")
Two wall light points, two central heating radiators, double glazed window to the side elevation, double glazed roof light.

Lounge

7.16m x 3.66m (23'6" x 12'0")
Feature window to the front elevation, double glazed window to the side elevation and patio doors to the side elevation. Wood laminate floor covering, central heating radiator

Snug

5.89m x 3.66m (19'4" x 12'0")
Accessed by panelled glazed French doors from the Dining Hallway
Inset cast iron stove set on polished granite hearth with brick surround and oak mantelpiece. Two wall light points, two central heating radiators, television point, telephone point. Double glazed window to the side elevation, double glazed door providing access to the garden and rear patio area

Kitchen

5.03m x 3.56m (16'6" x 11'8")
Fitted with a range of cream and oak edged wall and base units with polished granite work surfaces. Inset stainless steel sink with mixer tap. Five ring gas hob, integrated microwave oven, Neff dual oven/grill, stainless steel extractor canopy over. Under unit lighting. Double glazed window to the front elevation with views along the valley. Tiled splash backs, breakfast bar, central heating radiator, tiled floor, recessed spot lights. Integrated fridge and freezer and dishwasher. Glass fronted display cabinet. Telephone point, television point

Rear Entrance Hall

Frosted double glazed rear access door, tiled floor, airing cupboard and central heating radiator

Utility Room

2.62m x 2.24m (8'7" x 7'4")
Fitted with a range of oak effect base units with wraparound laminate roll top work surfaces. Central heating radiator, space for washing machine and tumble dryer. Stainless steel sink drainer unit, tiled splash backs. Double glazed window to the front elevation, tiled floor, extractor fan, smoke alarm

Bedroom 1

3.66m x 3.43m (12'0" x 11'3")
Double glazed window to the side elevation, central heating radiator, television point, telephone point, loft access

En-Suite

Large double walk in shower, pedestal wash hand basin, low level W.C., heated towel rail, shaver point, recessed spot lights, extractor fan. Frosted double glazed window to the rear, tiled walls

Bedroom 2

3.68m x 3.51m (12'1" x 11'6")
Double glazed window to the side elevation, central heating radiator, television point, telephone point

Family Bathroom

Fitted with a white 4 piece suite comprising jacuzzi dual end bath with mixer tap and shower attachment, low level W.C., wash hand basin set on vanity unit with storage cupboards, walk in electric corner shower, heated towel rail. Tiled floor, part tiled walls, recessed spot lights, extractor fan, shaver point. Frosted double glazed window to the rear elevation. Linen cupboard with central heating radiator and shelving

Externally - Boiler Room

3.51m x 2.59m (11'6" x 8'6")
Housing Worcester gas fired boiler, fuse board, central heating radiator, extractor fan. Frosted UPVC double glazed access door

Garage

5.31m x 3.71m (17'5" x 12'2")
Electric up and over door, two double glazed windows to the side elevation, work bench, shelving, power and light

Office

3.58m x 1.68m (11'9" x 5'6")
Double glazed window to the front elevation, frosted double glazed UPVC door to the side elevation, central heating radiator, telephone point

Parking and Garden

To the front the property has lower parking area for 4 cars, block paved pathway leading to the front door with courtesy light. Outside tap, lawned area, block paved pathway to the front of the property leads around to a gravelled pathway leading to the first floor patio area. There is a block paved seating area and higher tarmac parking area providing access to the first floor rear entrance hall. Above this area there is a gravelled pathway and border planted with evergreen shrubs for ease of maintenance.

Services

It is understood that mains electricity, water, drainage and gas are connected at the property. None of these services have been tested by Halls

Local Authority/Tax Band

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS. Tel: 01938 552828
The property is in Band 'F'

Viewings

Strictly by appointment only with the selling agents Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552. Email: welshpool@halls.gb.com

Directions

From Welshpool Town Centre, take the A483 Newtown Road following the road through Belan, Refail and Garthmyl. Continue to the roundabout and take the first exit, At the Mc Donalds traffic lights turn right onto Cambrian Way the B4568, take the second turning right on to Canal Road, continue along and before the T junction turn left up the hill to the property.

Money Laundering

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you.
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017). Appropriate examples: Passport and/or Photographic Driving Licence and a recent Utility Bill.

Websites

Please note all of our properties can be viewed on the following websites:
www.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com