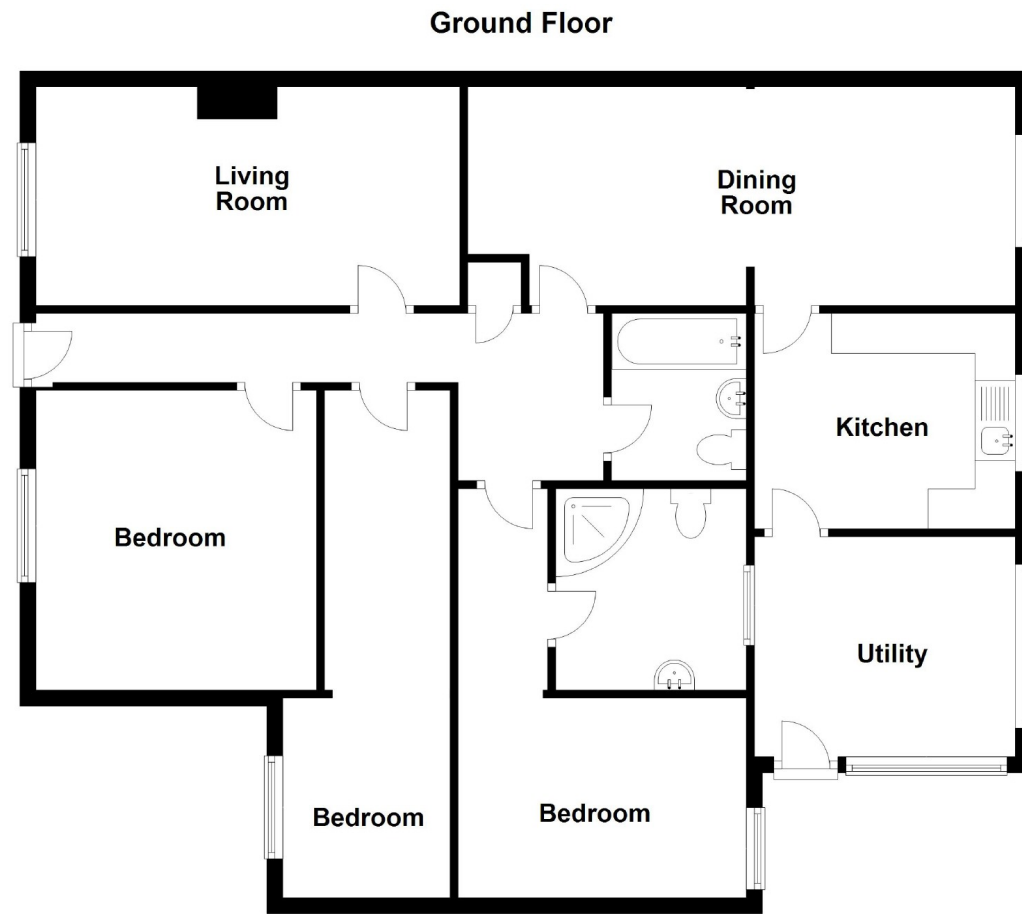


FOR SALE

2 Oakfields, Llansantffraid, Powys, SY22 6BB



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007 Plan produced using PlanUp.

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.

FOR SALE

Offers in the region of £190,000

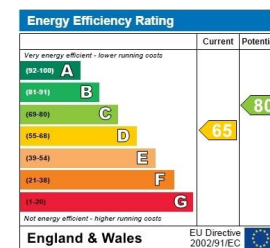
2 Oakfields, Llansantffraid, Powys, SY22 6BB

This three bedroom extended semi detached bungalow is situated on a quiet private cul de sac in the popular village of Llansantffraid close to Oswestry and Welshpool. The property requires some general updating and is offered for sale with no onward chain. The master bedroom has an en suite shower room, two further large bedrooms, lounge large dining room, kitchen and utility room. The property has oil fired heating, double glazing and covered seating area.

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



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2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **NO ONWARD CHAIN**
- **Private cul de sac location**
- **Close to Local Amenities**
- **Master bedroom with En Suite Shower Room**
- **Oil fired central heating**
- **Requires general updating**

**Accommodation is as follows:**

Frosted glazed entrance door with frosted side window leading in to

**Entrance Hall**

Fuse board, loft access, central heating radiator, smoke alarm, airing cupboard

**Lounge**

5.18m x 3.68m (17'0 x 12'1)

Open fire with tiled hearth and surround, 3 wall light points, double glazed window to the front elevation, television point. Display shelving with stone base, 2 central radiators

**Dining Room**

6.93m x 2.77m (22'9 x 9'1)

2 central heating radiators, double glazed window to the rear elevation

**Kitchen**

3.28m x 2.64m (10'9 x 8'8)

Fitted with a range of wall and base units with laminate roll top work surfaces.

Stainless steel sink drainer unit. Space for electric cooker. Central heating radiator, double glazed window to the rear elevation

**Utility Room**

3.23m x 2.62m (10'7 x 8'7)

Oil fired Giant boiler, timer controls, double glazed windows to the side and rear elevations, plumbing and space for washing machine, central heating radiator. Frosted glazed side access door

**Bedroom 1**

4.19m x 2.97m (13'9 x 9'9)

Double glazed window to the rear elevation, central heating radiator, telephone point

**En Suite Shower Room**

Electric corner shower, low level W.C., pedestal wash hand basin. Part tiled walls, extractor fan, central heating radiator, frosted double glazed window

**Bedroom 2**

6.25m x 2.62m narrowing to 1.96m (20'6 x 8'7 narrowing to 6'5)

Double glazed window to the front elevation, central heating radiator

**Bedroom 3**

3.48m x 3.48m (11'5 x 11'5)

Double glazed window to the front elevation, central heating radiator

**Bathroom**

Fitted with a 3 piece suite comprising pedestal wash hand basin, low level W.C., bath, extractor fan, central heating radiator

**Externally**

To the front the property has tarmac off road parking, oil tank, stocked borders, pedestrian access gate to the rear.

To the rear there is a covered seating area, courtesy light and outside tap

**Services**

It is understood that mains electricity, water and drainage 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. Telephone: 01938 552828  
The property is in Band 'D'

**Viewings**

Strictly by appointment with the selling agent, Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel: 01938 555 552 Email: welshpool@hallsgb.com

**Directions**

Proceed out of Welshpool along the A483 in the direction of Oswestry upon reaching the Four Crosses roundabout turn left along the B4393. Continue along until you reach Llansantffraid, turn right at the T junction and then turn left into Oakfields where the property will be observed at the head of the cul de sac on the left hand side.

**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.hallsgb.com](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)