



FOR SALE

Offers in the region of £385,000

Gwynfa, Trewern,
Welshpool, Powys, SY21 8EA

This large four bedroom family house offers a spacious and bright entrance hall, well proportioned lounge with inset wood burning stove, dining room, kitchen, study/playroom and utility room, galleried landing, master bedroom with en suite, bed 2 with en suite, bed 3 with door into family bathroom and further bedroom, The property has a twin garage with electrically operated up and over doors, views over Long Mountain and large, private rear decked entertaining area.





- Spacious 4 bedroom family home
- Oil fired central heating
- Wood burning stove
- Study/playroom
- 2 en suite bedrooms
- Views over Long Mountain

Accommodation is as follows:

Frosted double glazed entrance door with side windows leading in to

Entrance Hall

Turned stair case off, telephone point, central heating radiator, engineered oak floor covering, smoke alarm

W.C.

Low level W.C., wall mounted wash hand basin, central heating radiator, tiled floor

Lounge

4.88m x 3.68m (16'0 x 12'1)

Double glazed bay window to the front elevation, engineered oak floor covering, 2 wall light points, television point. Inset log burning stove with tiled hearth and decorative timber surround, central heating radiator. Panelled glazed door leading in to

Dining Room

3.76m x 3.07m (12'4 x 10'1)

Double glazed French doors leading to the rear patio area. Engineered oak floor covering, central heating radiator. Door to

Kitchen

4.37m x 3.25m (14'4 x 10'8)

Fitted with a range of wall and base units with laminate roll top work surfaces. 1 ½ bowl sink drainer unit, vegetable rack. Plumbing and space for dishwasher, electric hob and double oven, stainless steel extractor canopy. Recessed spot lights, tiled floor, integrated fridge freezer

Study/Playroom

3.12m x 2.82m (10'3 x 9'3)

Double glazed bay window to the front elevation, central heating radiator, television point

Utility Room

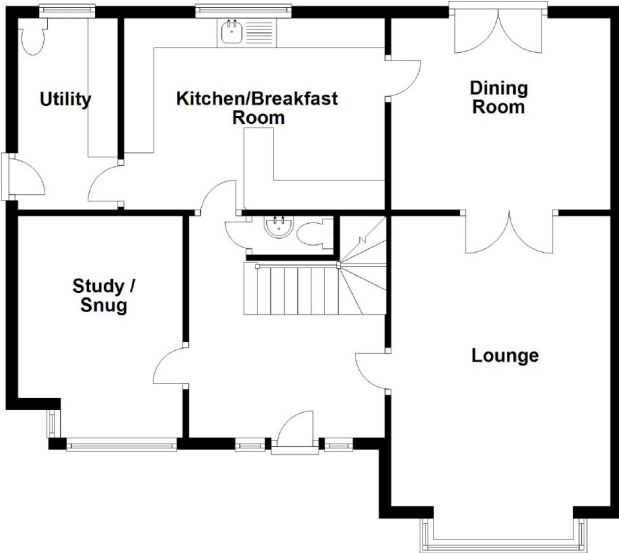
3.25m x 1.65m (10'8 x 5'5)

Tiled floor, frosted double glazed side access door. Range of wall and base units, laminate roll top work surfaces. Stainless steel sink drainer unit. Double glazed window over looking the rear garden. Worcester oil fired boiler, plumbing and space for washing machine and tumble dryer, extractor fan, central heating radiator



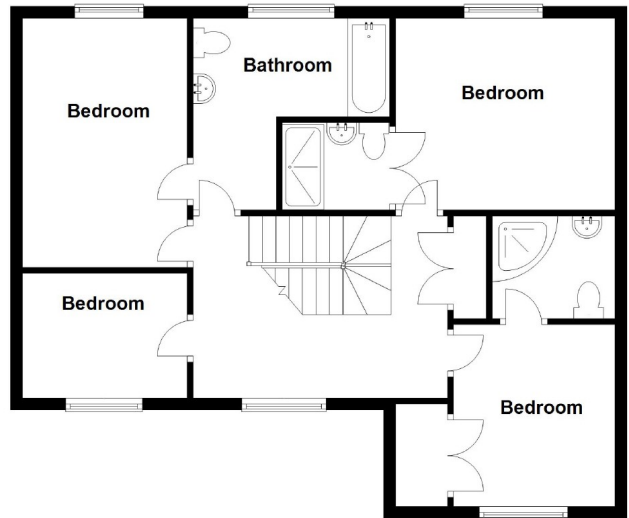
Ground Floor

Approx. 74.6 sq. metres (802.9 sq. feet)



First Floor

Approx. 70.2 sq. metres (756.1 sq. feet)



Total area: approx. 144.8 sq. metres (1559.1 sq. feet)

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.



3 Reception
Room/s



4 Bedroom/s



Bath/Shower
Room/s



Galleried Landing

Double glazed window to the front elevation with views over towards Long Mountain. Loft access, central heating radiator, smoke alarm, twin airing cupboard with heated towel rail

Bedroom 1

3.73m x 3.18m (12'3 x 10'5)

2 double glazed windows to the rear elevation, central heating radiator, built in double wardrobe

En Suite

Walk in double shower, low level W.C., wash hand basin set on vanity unit. Wi Fi controlled mirror, tiled splash backs, television point

Bedroom 2

4.11m x 2.82m (13'6 x 9'3)

Double glazed window to the rear elevation, central heating radiator, 2 wall light points. Door to bathroom

Bedroom 3

2.95m x 2.95m (9'8 x 9'8)

Double glazed window to the front elevation, central heating radiator. Built in double wardrobe, television point



En Suite

Walk in corner shower, wash hand basin set on vanity unit with storage cupboard under, recessed spot lights, extractor fan. Low level W.C., central heating radiator, mirror with lights above, tiled floor

Bedroom 4

2.97m x 2.18m (9'9 x 7'2)

Double glazed window to the front elevation, central heating radiator

Bathroom

Fitted with a white 3 piece suite comprising low level W.C., wash hand basin set on vanity unit with storage cupboard under. Bath with shower over, tiled floor, tiled splash backs. Frosted double glazed window to the rear elevation, central heating radiator, recessed spot lights

Externally

To the front the property has off road parking, twin garage measuring 5.82m x 4.95m (19'1 x 16'3) with electrically operated up and over door, power and light, storage area over
To the rear the property has a paved patio area, wood store, pedestrian access gate to the front.



Integrated BBQ with steps leading up to a large decked seating area

Services

It is understood that mains electricity, water and drainage are connected to the property. The property is double glazed throughout and has oil fired central heating. None of these services have been tested by Halls

Local Authority/Tax Band

Powys County Council, 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@hallsgb.com

Directions

The postcode for the property is: SY21 8EA. What3words reference is: [abode.friends.uttering](https://www.what3words.com/abode.friends.uttering)

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

www.rightmove.co.uk

www.onthemarket.com

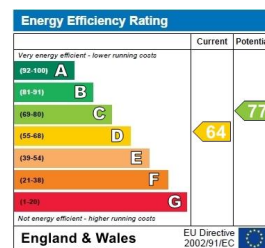
Gwynfa, Trewern, Welshpool, Powys, SY21 8EA



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

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