

**FOR SALE****£385,000**

Cedars, Llandrinio, Llanymynech, Powys, SY22 6SB

Conveniently situated in Llandrinio village close to Shrewsbury, Welshpool and Oswestry this period cottage has been much improved by the current owners and benefits from external insulation and K render, double glazing and new doors, refitted kitchen with quartz work tops, re fitted shower room. The property has three double bedrooms but also has planning consent for a first floor extension to add an additional dressing room and bathroom to the master bedroom, as well as a family bathroom and additional double bedroom. The property has oil fired combination central heating, south facing rear garden, Fibre Broadband, off road parking, garage and is situated close to local amenities. Viewing advised.





- Greatly Improved Period Cottage
- Three Double Bedrooms
- Timber Garage along with Parking
- Full Planning for Additional Bedroom and Bathroom
- Convenient Location
- Viewing Advised

DOUBLE GLAZED ENTRANCE DOOR

Leading into

ENTRANCE HALL

With stairs off, smoke alarm, doors to lounge and snug.

LOUNGE

13'4 x 13'2 (4.06m x 4.01m)

With inset woodwarm stove with brick surround and quarry tiled hearth, beamed ceiling, three wall light points, double glazed window to the front elevation, central heating radiator, telephone point, door to bedroom/study and door to dining room.

BEDROOM/STUDY

13'3 x 8'5 (4.04m x 2.57m)

Double glazed window to the front elevation, central heating radiator, wood laminate floor covering, beamed ceiling.

SNUG

13'4 x 13'2 (4.06m x 4.01m)

Three wall light points, inset aarrow multi fuel stove with brick hearth and backing, exposed beams to ceiling, timber mantelpiece, central heating radiator, double glazed windows to both front and side elevations, door to

KITCHEN

12'1 x 8'9 (3.68m x 2.67m)

Fully re-fitted with a range of hand painted shaker style wall and base units with quartz worktops, gas hob, stainless steel extractor fan, microwave oven, double oven, fuse board, recessed spotlights, tiled floor, stable door leading on to parking area. Inset stainless steel sink unit, mixer tap, double glazed window to the rear overlooking the garden with integrated blind, wine rack, integrated dishwasher, fridge and freezer, large storage cupboard, under stairs pantry, opening into

DINING ROOM

15'7 x 9'0 (4.75m x 2.74m)

Central heating radiator, recessed spotlights, tiled floor, double glazed french doors and window overlooking the garden with built in blinds, door to lounge with views towards Breidden Hills.

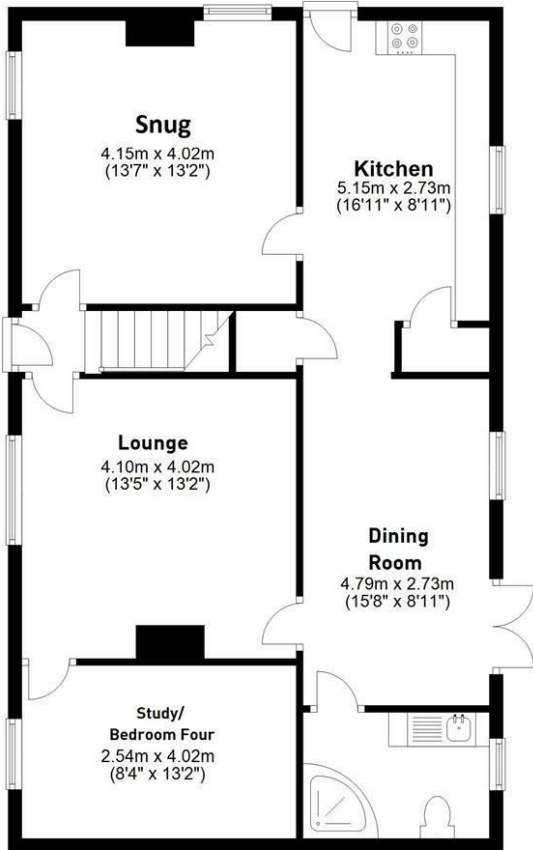
SHOWER ROOM/UTILITY

Walk in rainfall double shower, low level W.C., stainless steel sink drainer unit with mixer tap, plumbing and space for washing machine, wall and base units, recessed spot lights, extractor fan, feature radiator, tiled floor, tiled splashbacks, opaque double glazed window with built in blinds to the rear.



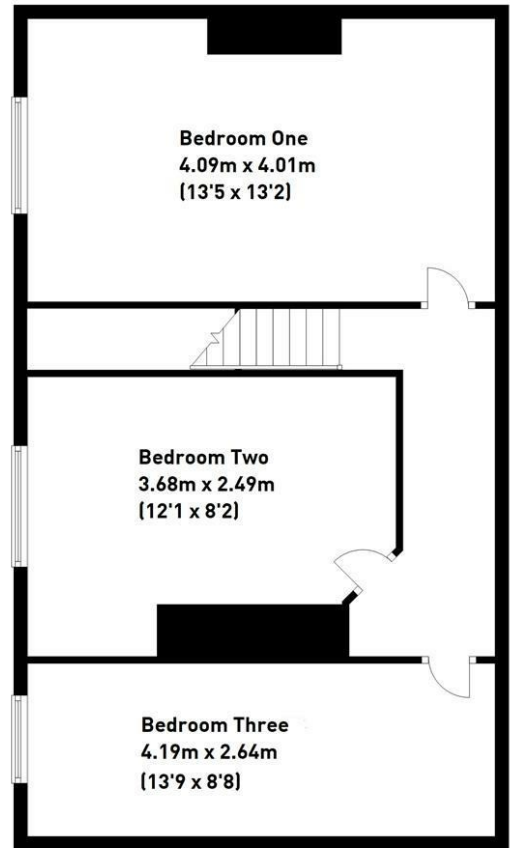
Ground Floor

Approx. 82.1 sq. metres (883.4 sq. feet)



First Floor

Approx. 82.1 sq. metres (883.4 sq. feet)



Total area: approx. 164.1 sq. metres (1766.9 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.



4 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



LANDING

Double glazed window to the rear elevation, painted tongue and groove panelling to one wall.

BEDROOM ONE

13'5 x 13'2 (4.09m x 4.01m)

Double glazed windows to both front and side elevations with vaulted ceiling, picture rail, central heating radiator, understairs storage cupboards.

BEDROOM TWO

12'1 x 8'2 (3.68m x 2.49m)

Double glazed window to the front elevation, loft access, central heating radiator, vaulted ceiling.

BEDROOM THREE

13'9 x 8'8 (4.19m x 2.64m)

Double glazed window to the front elevation, central heating radiator, vaulted ceiling.

EXTERNALLY

The property has timber fenced front garden with pedestrian access gate and lawned areas. There are access gates leads to large gravelled parking turning area where there are stocked borders, wood store, oil tank,.

Pedestrian access gate provides access to rear where there is a lawned area, Worcester greenstar oil fired boiler, gravelled seating area, lawn, established trees, fruit bushes and fruit trees and outside tap.

TIMBER GARAGE WITH TWIN DOORS

19'9 x 11'6 (6.02m x 3.51m)



AGENTS NOTES

The field beyond the property has been approved for residential development we advise any purchaser to make their own enquiries in this regard.

The current owners have externally insulated and k-rendered the property, refitted the kitchen, shower room, improved the majority of the glazing and doors, fitted a new combination boiler and radiators, updated the guttering and fascia border. They have also connected the property via a macerator pump to the mains sewerage. The property has full planning consent and drawings available for a full width first floor extension that would add a dressing room and bathroom to the master bedroom, a family bathroom and additional double bedroom to the property.

SERVICES

Mains electricity, water and oil central heating are connected at the property. None of these services have been tested by Halls.

LOCAL AUTHORITY/TAX BAND

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'E'

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

Postcode for the property is SY22 6SB

What3Words Reference is
gangs.closets.balconies



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

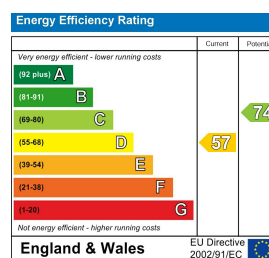
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a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



01938 555 552

Welshpool Sales
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