



FOR SALE

Offers In The Region Of £500,000

Ffridd Newydd, Llangadfan, Welshpool, Powys, SY21 0PS

No Onward Chain. Situated in a lovely rural setting with stunning views this three bedroomed character cottage sits in a plot of 11.7 acres. The property comprises entrance hall, lounge with inglenook and multi fuel stove, kitchen, dining room, utility, conservatory, master bedroom with vaulted ceiling, bedroom two and family bathroom, galleried bedroom three accessed from lounge. Externally the property offers well stocked gardens with pond, greenhouse, polytunnel, paved seating area, summerhouse/ study with power, garage / workshop with store room, large gravelled yard with two storage sheds that could be converted to stables, further large storage shed with stove, kitchenette and shower room. Viewing advised.





- Private Rural Setting
- Three Bedroomed Cottage
- Set in approx 11.7 acres
- Abundance of Character Features
- Versatile Multiply Sheds
- Stunning Countryside Views

FROSTED DOUBLE GLAZED ENTRANCE DOOR

Leading into

ENTRANCE PORCH

With windows to three elevations, tiled floor, panelled glazed door leading to

LOUNGE

17'3 x 11'2 (5.26m x 3.40m)

Two double glazed windows to the front elevation, large inglenook fireplace with inset Severn multi fuel stove set on quarried tiled hearth with oak mantlepiece, exposed and painted stonework, beamed ceiling, two central heating radiators, telephone point, turned staircase off. Step up to

KITCHEN

22'9 x 8'2 (6.93m x 2.49m)

With an extensive range of wall and base units with laminate work surfaces, space for fridge freezer, beamed ceiling, quarried tiled floor, inset stainless steel sink drainer unit with mixer tap, rayburn stove providing heating and hot water, double glazed window to the rear elevation, electric hob and oven.

INNER HALLWAY

With tiled floor and airing cupboard.

BEDROOM TWO

12'3 x 8'3 (3.73m x 2.51m)

Double glazed window to the front and side elevations, double glazed french doors leading to patio area, central heating radiator, two wall light points, loft access.

BATHROOM

Which has been refitted with a white three piece suite, comprising low level W.C., pedestal wash hand basin, bath with shower over, central heating radiator, tiled floor, fully tiled walls, frosted double glazed window to the side elevation, shaver point, electric heated towel rail.

UTILITY ROOM

9'3 x 4'3 (2.82m x 1.30m)

Plumbing and space for washing machine, laminate work surfaces, door to side, quarry tiled floor, window to the rear.

DINING ROOM

11'8 x 7'3 (3.56m x 2.21m)

Central heating radiator, exposed beams to ceiling, door to

CONSERVATORY

9'7 x 9'0 (2.92m x 2.74m)

Central heating radiator, double glazed window to three elevations with far reaching views, french doors leading to gravelled parking area.



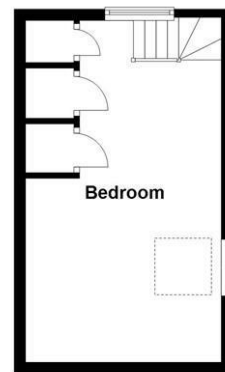
Ground Floor

Approx. 89.3 sq. metres (960.7 sq. feet)



First Floor

Approx. 20.9 sq. metres (225.2 sq. feet)



Total area: approx. 110.2 sq. metres (1185.9 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.



3 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



MASTER BEDROOM

13'8 x 11'2 (4.17m x 3.40m)

Double glazed window to the front elevation, two double glazed windows to the side elevation, central heating radiator, vaulted ceiling, painted stone work, exposed ceiling beams.

GALLERIED BEDROOM THREE

With two double glazed windows to the front elevation, double glazed roof light, exposed ceiling beam, three built in wardrobes, two storage cupboards.

EXTERNALLY

At the entrance to the property there is a gated large gravelled yard, 2 stables joined together to make a large usable space measuring 32'0 x 12'0 with stove, kitchenette, shower room, two further stables/sheds measuring 24'0 x 12'0 which could be partitioned for stable usage.

The property is approached along a private gravelled driveway leading to large parking and turning, outside tap.

To the side of the property there are well stocked gardens, lawned area, pond, green house, shed measuring 10'0 x 8'0, polytunnel with raised beds, range of fruit trees, decked seating area. Further paved seating area which can be accessed from bedroom two, pond, summer house with power and telephone line measuring 10'6 x 10'2. Septic tank and well. Total plot size of 11.7 acres.

GARAGE

20'9 x 14'1 (6.32m x 4.29m)

With power and light. Store room measuring 13'9 x 10'2.

AGENTS NOTES

The property has well water and septic tank private drainage. No onward chain.

SERVICES

Mains electricity is connected at the property, heating and hot water from multi fuel Rayburn. Water is supplied from a well and there is private drainage via a septic tank. 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 'D'

VIEWING

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

Postcode for the property is SY21 0PS

What3Words Reference is compress.trappings.shall

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



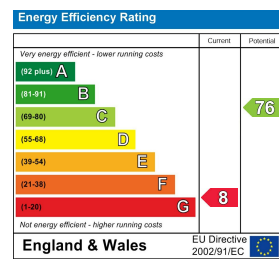
Ffridd Newydd, Llangadfan, Welshpool, Powys, SY21 0PS



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



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 England 06597073.