



**FOR SALE**

Offers Over £400,000

## Plas Helyg, Cefn Coch, Welshpool, Powys, SY21 0AJ

Situated in a lovely rural setting this period cottage dating back to around 1700's has been divided into two separate cottages. By opening two doors the property becomes one home and comprises, entrance hall, lounge, kitchen, dining room/study, further dining room, studio, snug, games room, two bedrooms, landing, principle bedroom with en suite, two further bedrooms and bathroom. The property has a workshop and studio and offers very flexible living accommodation. The property is double glazed, oil fired central heating, well water and a private sewage treatment plant. The property neighbours a caravan park, however this is not visible from the property.







- **Period Cottage**
- **Total of Five Bedrooms**
- **Annexe**
- **Oil Fired Central Heating**
- **Separate Workshop and Studio**
- **Rural Views**

#### **ENTRANCE DOOR**

Leading into

#### **ENTRANCE HALL**

With slate tiled floor, turned staircase off, understairs storage cupboard, central heating radiator, understairs storage alcove.

#### **LOUNGE**

18'7 x 12'5 (5.66m x 3.78m)

With slate floor covering, beamed ceiling, large inglenook fireplace with oak mantelpiece, wood burning stove, two wall light points, stable door and panelled glazed door to the rear elevation, double glazed window to rear, central heating radiator.

#### **W.C.**

Having wall mounted wash hand basin, low level W.C., tiled floor covering, central heating radiator, fuse board.

#### **KITCHEN**

18'7 x 7'5 (5.66m x 2.26m)

With electric underfloor heating, central heating radiator, range of shaker style wall and base units with laminate work surfaces, space for electric cooker, washing machine and dryer, extractor canopy, ceramic dual bowl sink with mixer tap and independant hot water heater, space for fridge freezer. Vaulted ceiling with exposed beams, central heating radiator, integrated dishwasher, windows to both front and side elevations, double glazed french doors leading into the rear garden, tiled floor covering.

#### **DINING ROOM/STUDY**

15'0 x 10'2 (4.57m x 3.10m)

Two double glazed windows to the front elevation, double glazed window to the side elevation, entrance door, slate tiled floor covering, central heating radiator.

#### **LANDING**

Double glazed window to the front elevation, central heating radiator, loft access, exposed wall timbers. Access door into Annexe and master bedroom.

#### **BEDROOM ONE**

12'7 x 8'8 (3.84m x 2.64m)

Double glazed window to the rear elevation, central heating radiator, cast iron fire surround, tongue and groove ceiling.

#### **BEDROOM TWO**

10'0 x 9'5 (3.05m x 2.87m)

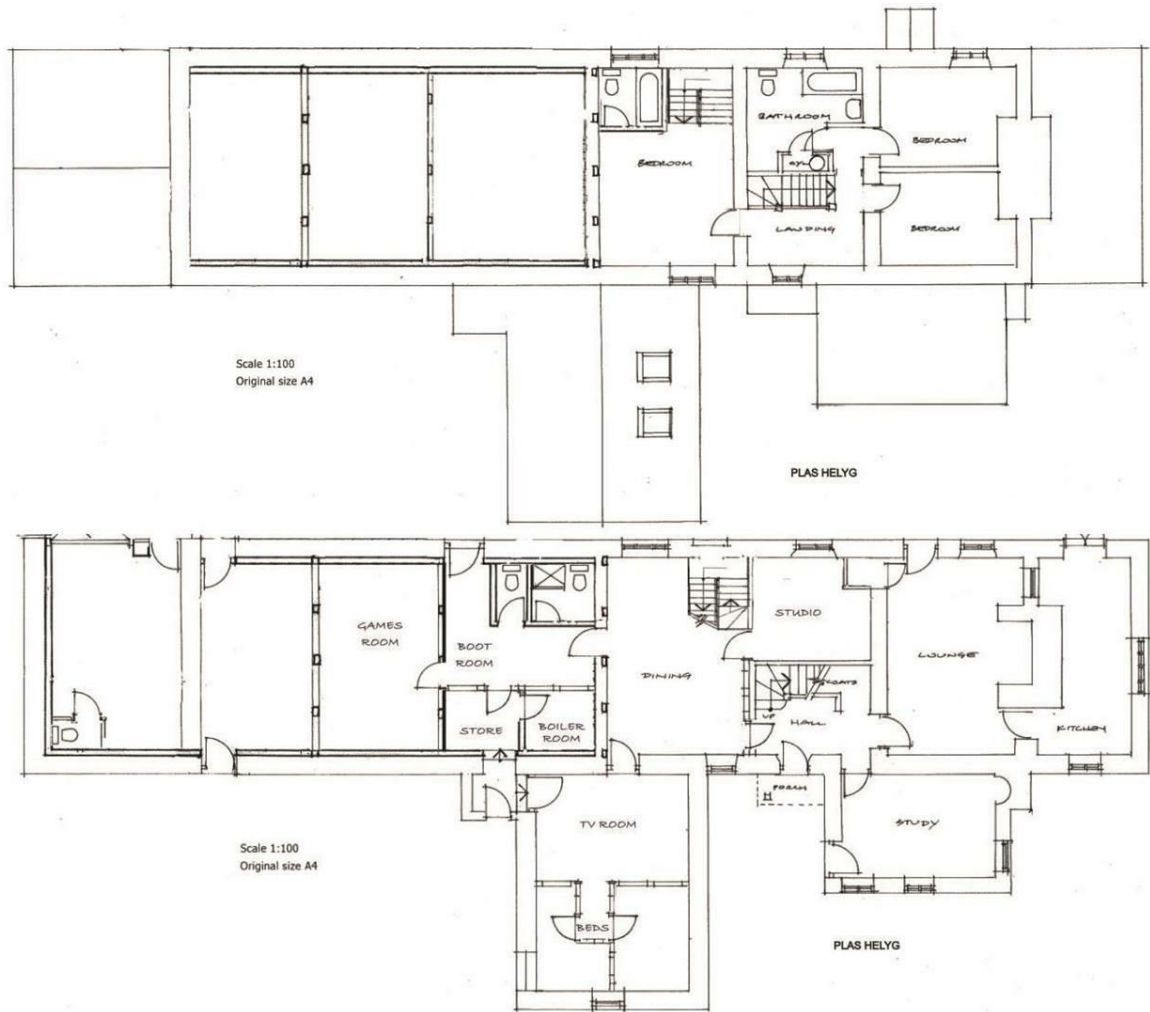
Double glazed window to the front elevation, central heating radiator, built in storage cupboard.

#### **BATHROOM**

Re fitted with a white suite comprising 'P' shaped bath with shower over and screen, low level W.C., pedestal wash hand basin, shelved storage cupboards, storage locker, exposed wall timbers, double glazed window to rear elevation, part tiled walls, extractor fan.

#### **ANNEXE**

Access via a Stable Door to the rear of the property



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



5 Bedroom/s



2 Bath/Shower Room/s



#### ENTRANCE HALL

Tiled floor, exposed wall timbers, recessed spotlights, central heating radiator.

#### VAULTED LOUNGE

19'1 x 13'7 (5.82m x 4.14m)

Niche window to both front and rear elevations, exposed wall timbers, exposed stone work to one wall, mezzanine level.

#### W.C.

Wall mounted wash hand basin, low level W.C., tiled floor, extractor fan, central heating radiator, recessed spotlights.

#### SHOWER ROOM

With walk in electric shower, low level W.C., pedestal wash hand basin, part tiled walls, extractor fan, recessed spotlights, tiled floor, shaver light.

#### DINING AREA

18'6 x 13'6 (5.64m x 4.11m)

Exposed wall timbers, exposed ceiling beams, two wall light points, central heating radiator, double glazed window to the front elevation, door to hallway, double glazed window to the rear elevation, turned staircase off, understairs storage cupboard with plumbing and space for washing machine.

#### STUDIO

11'4 x 9'9 max measurements (3.45m x 2.97m max measurements) Being L Shaped, central heating radiator, recessed spotlights, double glazed window to the rear elevation, beamed ceiling.

#### SNUG

14' 8 x 11'2 (4.27m 2.44m x 3.40m)

Double glazed roof light, exposed and painted stone work to three walls, exposed wall timbers, central heating radiator, exposed A frame, step down to

#### BEDROOM

10'2 x 7'3 (3.10m x 2.21m)

With double glazed roof light, window to the front elevation, exposed and painted stone work to two walls, central heating radiator, vaulted ceiling, exposed wall timbers.

#### BEDROOM

9'8 x 7'7 max measurements (2.95m x 2.31m max measurements) Being L shaped, double glazed windows to the front elevations, central heating radiator, exposed and painted stone work, vaulted ceiling, exposed wall timbers.

#### FIRST FLOOR PRINCIPLE BEDROOM SUITE

13'2 x 12'3 (4.01m x 3.73m)

With vaulted ceiling with exposed beams, exposed wall timbers, central heating radiator, door to first floor landing.

#### EN-SUITE

'P' shaped bath with shower over and screen, pedestal wash hand basin, low level W.C., double glazed windows to the rear elevation, electric heated towel rail, part tiled walls, exposed wall timbers.

#### HALLWAY

Accessed from entrance hall, with door to front porch, boiler room with oil fired boiler.

#### WORKSHOP

19'4 x 10'4 (5.89m x 3.15m)

With vaulted ceiling with mezzanine storage area, power, light and stable door.

#### STUDIO

21'0 x 13'3 (6.40m x 4.04m)

Two double glazed windows to the rear elevation, belfast sink with mixer tap, wall units, laminate work surfaces, power and light, loft access.

#### W.C.

With low level W.C.

#### EXTERNALLY

To the front the property has pedestrian access gate leading to the front door, where there is a lawned area, entrance canopy, courtesy light and gravelled parking area. To the side of the property is a gated gravelled parking and turning area with courtesy lights, lawned area, stocked borders, pergola with paved seating area, stocked borders, gate to the front elevation. To the side of the property is a paved patio area, lawn, pond with water feature, rockery and composting area.



### **SERVICES**

Mains electricity is connected at the property, oil central heating, serviced by well water feeding to 500 litre storage tanks and has a sewage treatment plant in place. 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'

### **VIEWING**

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 SY21 0AJ  
What3Words Reference is  
timed.allows.rice

### **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](http://www.halls.gb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)



FOR SALE

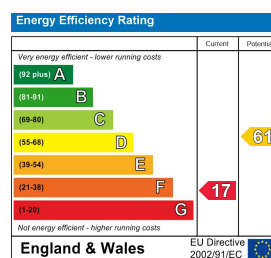
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01938 555 552

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



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