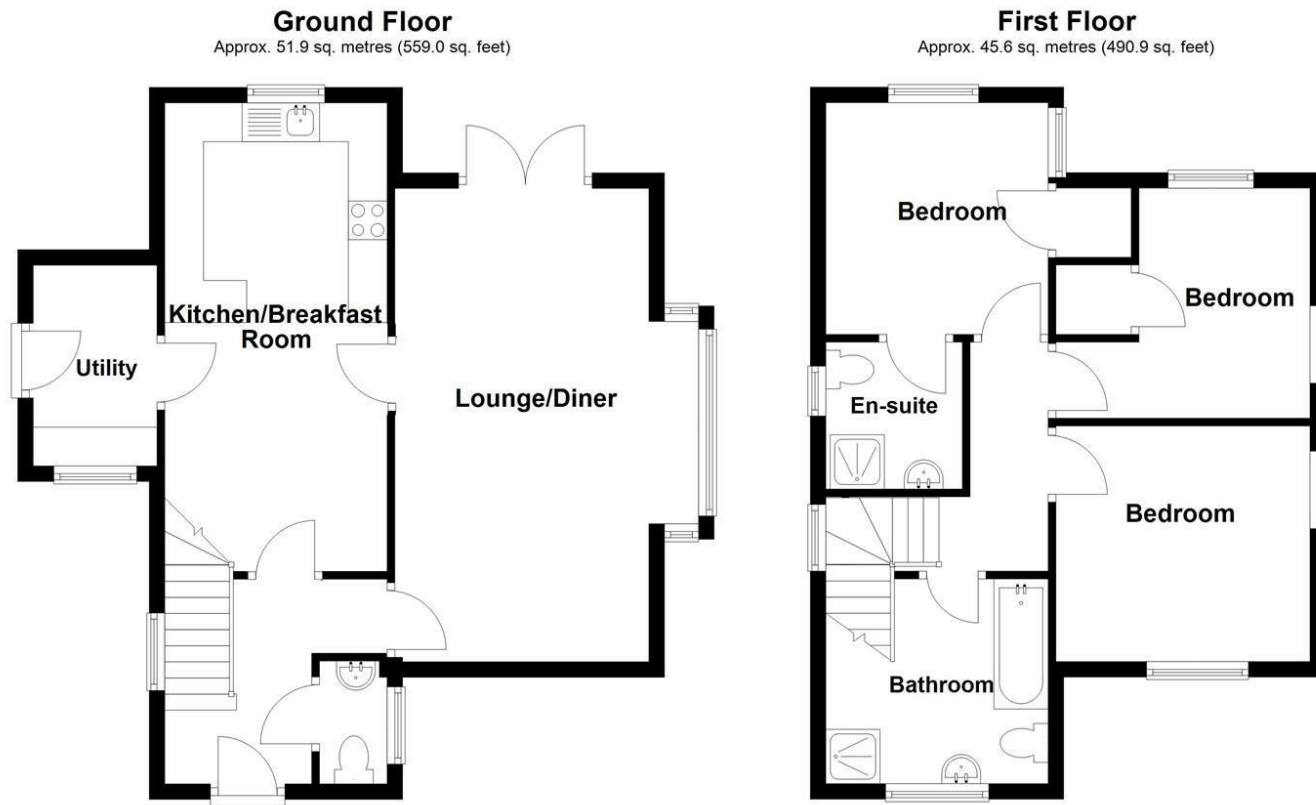


FOR SALE

15 Caerhowel Meadows, Caerhowel, Montgomery, Powys, SY15 6JF



Total area: approx. 97.5 sq. metres (1049.9 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.

15 Caerhowel Meadows MB, SENT



FOR SALE

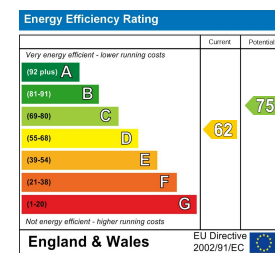
Offers In The Region Of £240,000

15 Caerhowel Meadows, Caerhowel, Montgomery, Powys, SY15 6JF

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



Generously proportioned detached house with three double bedrooms. The accommodation comprises entrance hall W.C., kitchen/diner, lounge with French door to covered seating area and rear garden, utility hallway, landing master bedroom with en suite, two further double bedrooms and family bathroom. The property benefits from oil fired central heating, off road parking, double glazing and no onward chain.



01938 555 552

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



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1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Spacious Detached House
- Three Double Sized Bedrooms
- Master Bedroom with En-Suite
- Viewing Advised
- Close to Welshpool, Newtown and Montgomery
- No Onward Chain

Frosted Double Glazed Entrance Door
Leading into

Entrance Hall
With stairs off, central heating radiator, fuse board, double glazed window to the side elevation, door to Lounge.

W.C.
With wall mounted wash hand basin, low level W.C., frosted double glazed window to the side elevation, extractor fan.

Kitchen/Dining Room
19'5 x 9'5
Fitted with a range of shaker style wall and base units with laminate work surfaces, one and a half bowl stainless steel drainer unit with mixer tap, double oven, electric hob, double glazed window to either side and rear elevation. Plumbing and space for dishwasher, space for fridge freezer, central heating radiator, doors to Lounge, Utility and Hallway, television point, tiled splashbacks.

Lounge
10'7 x 9'3
Double glazed box bay to the side elevation, double glazed window to the front elevation, double glazed French doors leading out to rear covered seating area and garden, two central heating radiators, two wall light points, feature fire with tiled hearth and decorative timber surround, television point, telephone point.

Utility/Hallway
7'6 x 3'7
With double glazed window to the front elevation, double glazed side door, Worcester oil fired boiler, tiled floor, plumbing and space for washing machine, laminate work surfaces, loft access.

Landing
With loft access, double glazed window to the side elevation.

Bedroom One
11'5 x 9'3
Double glazed window to the side and rear elevations, central heating radiator, built in single wardrobe.

En-Suite
With walk in shower, low level W.C., pedestal wash hand basin, extractor fan, frosted double glazed window to the side elevation, shaver point, central heating radiator.

Bedroom Two
10'8 x 9'6
Double glazed window to both front and side elevation, central heating radiator, wood laminate floor covering.

Bedroom Three
9'7 x 8'8
Double glazed window to rear and side elevation, wood laminate floor covering, central heating radiator, built in single wardrobe.

Family Bathroom
Fitted with a four piece suite comprising pedestal wash hand basin, low level W.C., bath, walk in electric shower, frosted double glazed window to the front elevation, shaver point, extractor fan.

Externally
To the front the property has tarmacked off road parking for two vehicles, gravelled parking area providing additional parking space, entrance canopy, courtesy light, gates to either side.

To the rear there is paved patio seating area with covered seating area, access from the Lounge, lawned area, timber fence surround, tap, courtesy light, blocked built storage shed, oil tank.

Blocked Built Storage Shed
16'9 x 6'9
With double doors.

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 'D'

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 SY15 6JF

What3Words Reference is cork.exhale.graduated

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
www.rightmove.co.uk
www.onthemarket.com