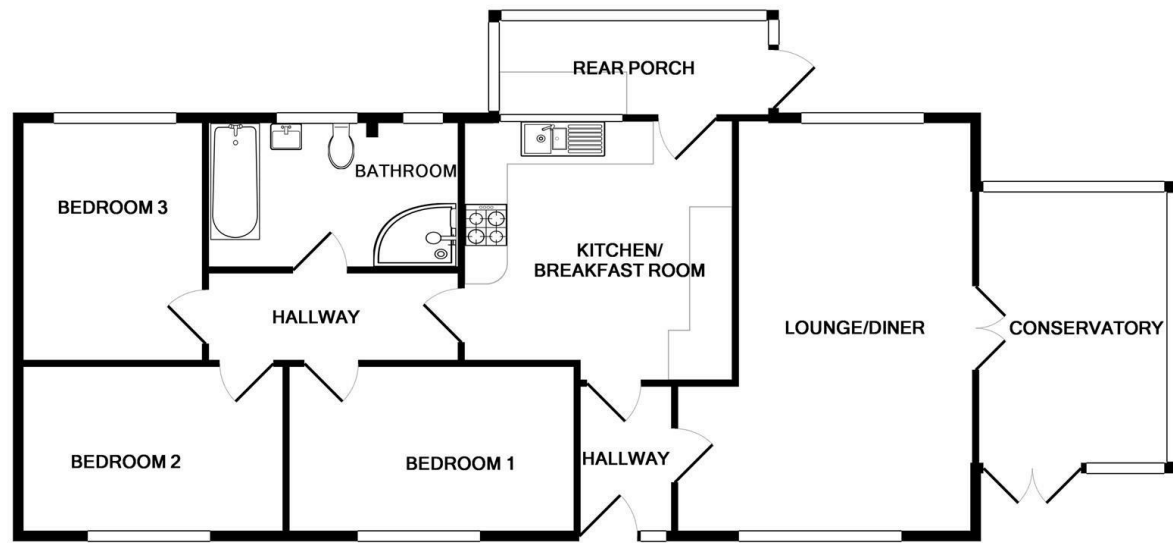


FOR SALE



Swn Y Nant, Brooks, Welshpool, Powys, SY21 8QP



TOTAL APPROX. FLOOR AREA 1042 SQ.FT. (96.8 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2015



FOR SALE

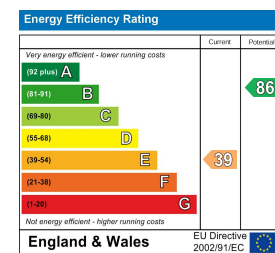
Offers In The Region Of £350,000

Swn Y Nant, Brooks, Welshpool, Powys, SY21 8QP

**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@halls.gb.com



Situated in the hamlet of Brooks this three bedroom bungalow sits on a generous low maintenance plot with lovely farmland and woodland views. The property is double glazed and has a LPG gas fired combination boiler, ample off road parking, refitted four piece bathroom, generously proportioned kitchen and a conservatory. The property has no onward chain, Broadband speed 4.2Mb and is in the school catchment area of Berriew CP School.



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.

halls.gb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

halls.gb.com

01938 555 552





1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Detached Bungalow
- 3 Bedrooms
- Rural Location
- South Facing
- Beautiful Surrounding Gardens
- No Onward Chain

**Kitchen/Breakfast Room**

11'6" x 12'8" (3.51m x 3.86m)  
 With ceramic tiled flooring, a range of marble laminate effect work surfaces with cupboard and drawer space beneath, single drainer one and a half bowl sink unit with mixer tap, fitted appliances comprise 'Belling' 4-ring LPG gas hob and low level 'Belling' integral fan assisted oven and grill, overhead 'Ariston' extractor fan with integral light unit, matching range of eye level storage cupboards, tiling to splash areas, cupboard housing 'Worcester' gas fired combination boiler, separate dresser comprising low level cupboard and storage space, marble effect laminate work surface, high level glass fronted display cabinets, book shelving, wine rack and to the side of which is a full length unit ideal for a fridge and freezer, double glazed door to utility/rear entrance hall.

**Utility**

12'8" x 4'8" (3.86m x 1.42m)  
 With ceramic tiled flooring, stable effect UPVC double glazed access door to rear elevation, laminate marble effect work surface with space and plumbing for washing machine and space for tumble dryer beneath, double glazed window to kitchen, wall mounted spotlights, radiator.

From the kitchen/breakfast room door to

**Inner Hallway**

With carpet as laid, inspection hatch with loft ladder to insulated and boarded loft space (with light).

**Bedroom One**

8'9" x 11'5" (2.67m x 3.48m)  
 With carpet as laid, double panelled radiator, UPVC double glazed window to rear elevation.

**Bedroom Two**

12'6" x 7'11" (3.81m x 2.41m)  
 With carpet as laid, double panelled radiator, UPVC double glazed windows to front elevation overlooking the front garden with views beyond.

**Bedroom Three**

13'7" x 7'11" (4.14m x 2.41m)  
 With carpet as laid, double panelled radiator, UPVC double glazed windows to front elevation.

**Family Bath & Shower Room**

With panelled bath with hot & cold mixer tap, pedestal wash hand basin, low level WC with twin flush, double shower cubicle with sliding glazed doors housing a mains power shower with hand attachment and overhead Cloudburst attachment, double panelled radiator, ceramic tiled flooring, partly tiled walls, set of four ceiling spotlights, opaque double glazed windows to rear elevation, ceiling mounted extractor fan and mirror fronted bathroom cabinet.

**Outside**

The property is accessed off the Council maintained roadway via a double gated access to a large parking and turning gravelled area enclosed with screens. Gas tank is situated alongside a timber framed garden shed.

The gardens are situated to the front and rear elevations of the property. They are beautifully presented and well maintained and comprise patio paved areas immediately surrounding the property with gravelled walkways. To the front elevation is a lawned area with paved walkway, low maintenance gravelled area, retaining stone walls to the side of which is a raised patio area with connecting doors to the conservatory. Steps down to a further patio sun terrace. Further low maintenance gravelled areas with plants, shrubs and ornamental trees interspersed, and a range of apple trees.

The rear gardens comprise of a gravelled area with outside tap.

**Greenhouse**

**Timber Framed Workshop**

13'7" x 10'10" (4.141 x 3.320)  
 Convenient to the house, with concrete floor, light and power. To the side of the workshop is

**Seating/Storage Area**

12'9" x 12'6" (3.89m x 3.81m)  
 With a concrete base, panelled surround and corrugated roof.

**Services**

Mains electricity, mains water, foul drainage (shared septic tank with the neighbouring property) propane gas are understood to be connected. Broadband (4.2MB). BT phone line and sky tv currently connected. None of these services have been tested by Halls. A new Worcester Bosch gas boiler was fitted 2 years ago. A new septic tank was installed in 2020.

**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 SY21 8QP  
 What3Words Reference is: spices.carrots.coasting

Please note when using sat nav or what3words to get directly to the property it is better to not turn right after the bridge in Berriew as this route is mainly single lane and windy and also takes longer to get to Swyn Nant - the best route is to stay on the road towards Bettws Cedewain for approx. 2.4 miles turn right at the sign for Brooks go 1.2 miles and the bungalow is on the right handside.

**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