

**FOR SALE**

Offers In The Region Of £335,000

111 Little Henfaes Drive, Welshpool, Powys, SY21 7BA

This well presented four bedroom detached family house is located on a quiet cul de sac within a short walk from local school and amenities. The accommodation comprises entrance hall, lounge, dining room, kitchen, playroom/study, utility, W.C., galleried landing, master bedroom with en suite, three further bedrooms and re fitted shower room. The property benefits from double glazing, gas fired central heating, off road parking for four cars and large detached double garage with electric up and over door. Viewing Advised.





- Detached Double Garage
- Cul-De-Sac setting
- Large Rear Garden
- Off Road Parking
- Study / Playroom
- En-suite and Utility

FROSTED DOUBLE GLAZED ENTRANCE DOOR

With side window into

ENTRANCE HALL

with radiator, stairs off, under stairs storage cupboard, laminate floor covering.

LOUNGE

17'1 x 12'1 (5.21m x 3.68m)

Living flame Valor gas fire with marble hearth and backing, decorative surround, double glazed bay window to the front elevation, radiator, three wall light points, television point, glazed double doors leading into dining room.

DINING ROOM

11 x 9'6 (3.35m x 2.90m)

Double glazed french doors leading onto the rear patio area, radiator, door to kitchen.

KITCHEN

11'1 x 10'6 (3.38m x 3.20m)

Fitted with a range of oak fronted wall and base units with laminate work surfaces, one and a half bowl stainless steel sink drainer unit with mixer tap, under unit lighting, space for Range cooker, stainless steel extractor canopy, tiled splash backs, space for fridge freezer, radiator, tiled floor, glass fronted display cabinet.

UTILITY

6' x 5'6 (1.83m x 1.68m)

Wall mounted Worcester gas fired boiler, plumbing and space for washing machine and tumble dryer, tiled floor, oak fronted wall and base units with laminate work surfaces, frosted double glazed rear access door with side window, part tiled walls, radiator.

WC

Wall mounted wash hand basin, low level WC, radiator, tiled floor, frosted double glazed window to side.

STUDY/PLAYROOM

12'4 x 7'5 (3.76m x 2.26m)

Double glazed window to the front elevation, wood laminate floor covering.

LANDING

Having a double airing cupboard.

BEDROOM 1

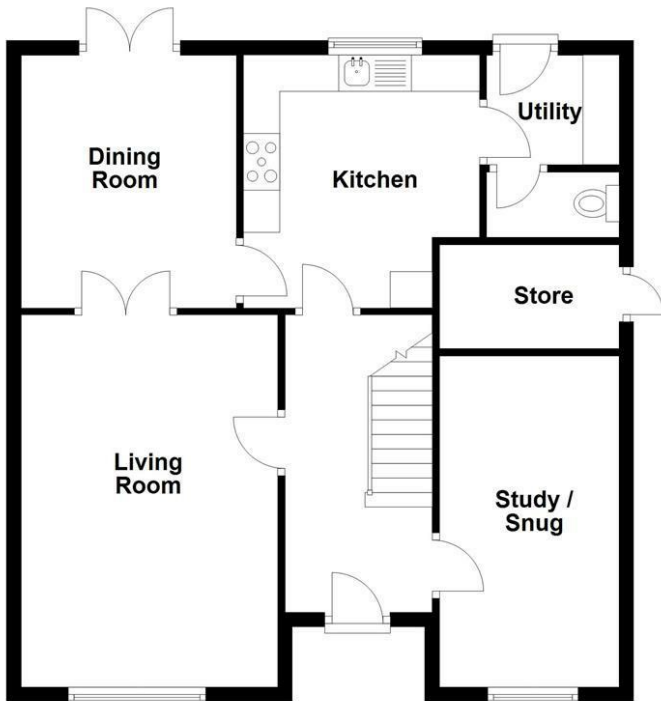
13'3 x 10'8 (4.04m x 3.25m)

Double glazed window to the front elevation, triple mirror fronted wardrobes, radiator.



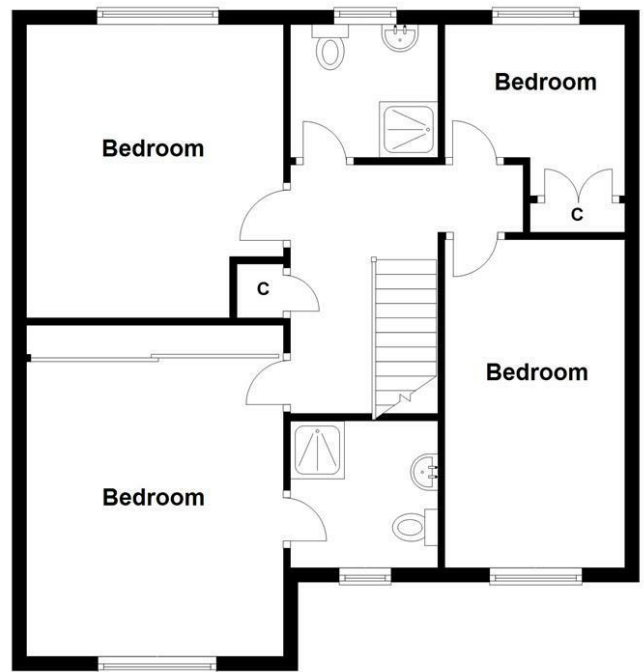
Ground Floor

Approx. 70.8 sq. metres (762.2 sq. feet)



First Floor

Approx. 65.7 sq. metres (706.7 sq. feet)



Total area: approx. 136.5 sq. metres (1468.9 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



4 Bedroom/s



2 Bath/Shower Room/s



EN-SUITE SHOWER ROOM

With walk in shower, pedestal wash hand basin, low level WC, tiled floor, extractor fan, radiator, double glazed window to front, part tiled walls.

BEDROOM 2

14'7 x 8'2 (4.45m x 2.49m)

Double glazed window to front elevation, radiator.

BEDROOM 3

12'4 x 11'8 (3.76m x 3.56m)

Double glazed window to rear elevation, radiator.

BEDROOM 4

8'1 x 7'2 (2.46m x 2.18m)

Built in wardrobes, radiator, double glazed window to rear elevation.

FAMILY SHOWER ROOM

Refitted with walk in double shower, low level WC, wash hand basin set on vanity unit with storage cupboards under, frosted double glazed window to rear, part tiled walls, extractor fan, heated chrome towel rail.

EXTERNALLY

To the front the property has tarmac off road parking for 4 cars, paved area, lawn, gravelled area, courtesy light.

There are pedestrian gates to either side of the property. To the side of the property there is a ramp leading up to gate onto Salop Road, providing easy access to local school. To the opposite side of the property there is a walk in storage cupboard (measuring 8'5 x 4'8) with wall and base units, shelving, light and power.

To the rear of the property there is a paved patio seating area, outside tap, lawned garden, pergola with seating area with timber fence surround.

DETACHED DOUBLE GARAGE

19'7 x 18'2 (5.97m x 5.54m)

With electrically operated up and over door, power and light, pedestrian side access door and window.

SERVICES

Mains electricity, water, drainage and gas 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 'F'

DIRECTIONS

Postcode for the property is SY21 7BA

What3Words Reference is willpower.collides.fail

VIEWINGS

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel No: 01938 555552.

Email: welshpool@hallsgb.com

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

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www.hallsgb.com



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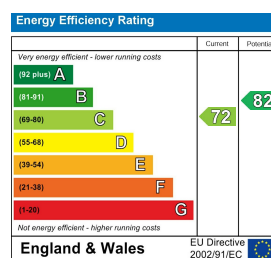
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555 552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
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