



**FOR SALE**

Offers Over £385,000

## The Mews, 15 Parc Caradog, Trewern, Welshpool, Powys, SY21 8DS

Situated in the village of Trewern this extended four bedroom detached family house comprises entrance porch, entrance hall, lounge, extended kitchen/family room with part vaulted ceiling and bi fold doors leading into the rear garden, dining room /study, bedroom 5/ snug, W.C., utility, landing, two double bedrooms with en suite shower rooms, two further bedrooms and family bathroom. The property has oil fired central heating, double glazing, landscaped rear garden, single garage and photovoltaic solar panel and solar i boost. Viewing essential to appreciate the high standard of presentation through out.





- Extended Detached Property
- Stunning Kitchen/Family Room
- With Induction Range Cooker
- Outside Entertaining Area
- Photovoltaic Solar Panels with i Boost
- Popular Village Location

#### DOUBLE GLAZED ENTRANCE DOOR

Leading into

#### ENTRANCE PORCH

With double glazed windows to front and side elevations, central heating radiator, door to

#### ENTRANCE HALL

With stairs off, central heating radiator, smoke alarm and understairs storage cupboard.

#### W.C.

Pedestal wash hand basin, low level W.C., central heating radiator, tiled floor, part tiled walls, frosted double glazed window to rear elevation.

#### LOUNGE

18'1 x 11'8 (5.51m x 3.56m)

Double glazed french doors leading on to the rear decked entertaining area, two central heating radiators, double glazed window to the side elevation, electric feature fire, recessed spotlights, television point, telephone point.

#### DINING ROOM/STUDY

11'0 x 9'4 (3.35m x 2.84m)

Central heating radiator, double glazed french doors leading to the rear garden.

#### SNUG/BEDROOM FIVE

12'1 x 11'9 (3.68m x 3.58m)

Double glazed window to the front elevation, central heating radiator.

#### KITCHEN/FAMILY ROOM

##### KITCHEN AREA

15'8 x 16'6 maximum measurements (4.78m x 5.03m maximum measurements )

Re-fitted with a range of cream high gloss wall and base units with laminate work surfaces, induction range cooker, stainless steel sink drainer unit, mixer tap, tiled splashbacks, feature central heating radiator. Breakfast bar and bench seating, double glazed windows to front elevation, recessed spotlights.

##### DRINKS AREA

With stainless steel sink drainer unit, base unit, kettle hot water tap, extractor fan, space for American style fridge freezer, double glazed window to rear elevation, space for drinks fridge, cupboard housing fuse board.

##### OPENING INTO FAMILY ROOM

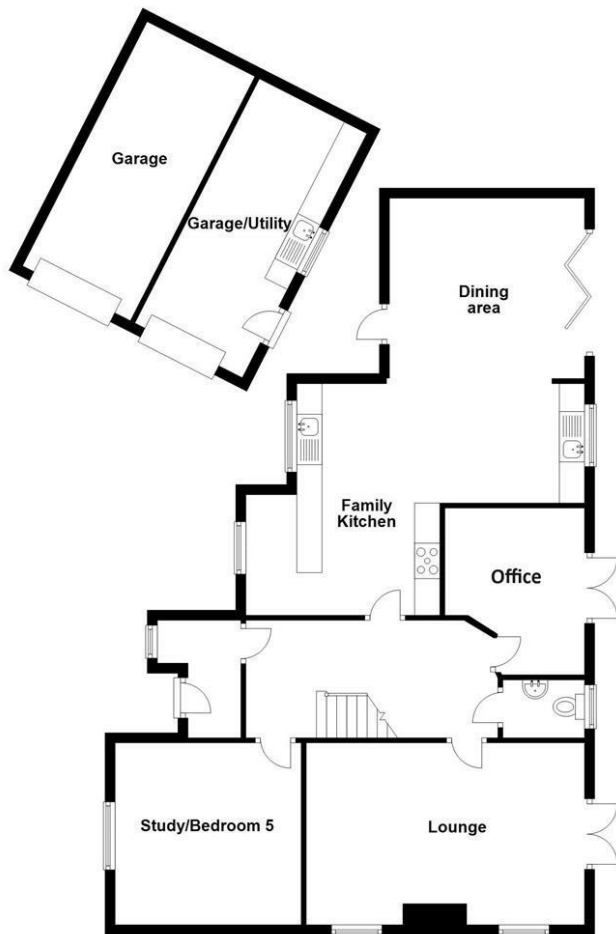
12'3 x 11'4 (3.73m x 3.45m)

With vaulted ceiling, tiled floor, bifold doors leading to the paved rear entertaining area, frosted double glazed door leading to the front elevation, feature central heating radiator.



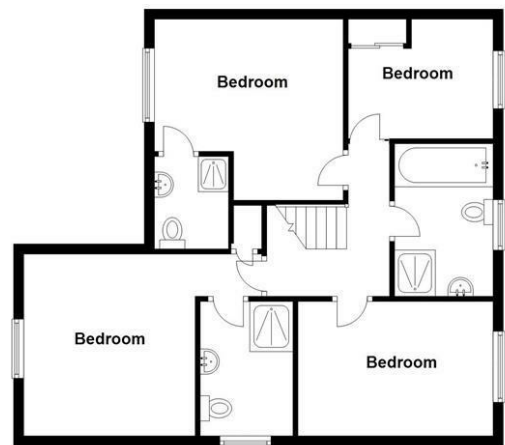
**Ground Floor**

Approx. 123.4 sq. metres (1328.6 sq. feet)



**First Floor**

Approx. 64.6 sq. metres (694.9 sq. feet)



Total area: approx. 188.0 sq. metres (2023.4 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.



4 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



#### LANDING

Wood laminate floor covering, central heating, loft access.

#### BEDROOM ONE

12'3 x 11'5 (3.73m x 3.48m)

Double glazed window to the front elevation, wood laminate floor covering, central heating radiator, storage cupboard.

#### EN-SUITE

Walk in shower, low level W.C., pedestal wash hand basin, central heating radiator, wood laminate floor covering, frosted double glazed window to the side elevation, extractor fan.

#### BEDROOM TWO

maximum measurements 12'5 x 11'8 (maximum measurements 3.78m x 3.56m)

Being L shaped, double glazed window to the front elevation, wood laminate floor covering, central heating radiator.

#### EN-SUITE

With walk in shower, low level W.C., pedestal wash hand basin, central heating radiator, part tiled walls, double glazed roof light, extractor fan, wood laminate floor covering.

#### BEDROOM THREE

12'7 x 8'5 (3.84m x 2.57m)

Double glazed window to rear elevation, central heating radiator, wood laminate floor covering.

#### BEDROOM FOUR

9'4 x 8'4 (2.84m x 2.54m)

Double glazed window to the rear elevation, central heating radiator, wood laminate floor covering, built in mirror fronted wardrobe.

#### BATHROOM

Fitted with a white four piece suite, comprising bath with mixer tap, low level W.C., pedestal wash hand basin, electric shower, wood laminate floor covering, part tiled walls, extractor fan, frosted double glazed window to the rear elevation.

#### EXTERNALLY TO THE FRONT AND SIDE

To the front the property has blocked paved off street parking with pedestrian gate.

To the side of the property there is a courtesy light, there is single garage with up and over door. Oil tank, outside tap.

#### UTILITY ROOM (FORMALLY GARAGE)

17'9 x 7'8 (5.41m x 2.34m)

Base units with laminate work surfaces, stainless steel sink drainer unit, mixer tap, plumbing and space for washing machine and tumble drier, double glazed window to the side elevation, Firebird oil fired boiler with hot water cylinder fitted with solar i boost, central heating radiator, tiled floor, loft access, frosted double glazed entrance door.

#### EXTERNALLY TO THE REAR

There is a slate paved area for ease of maintenance, paved patio/entertaining area, fire pit, raised flower beds, timber fence surround to the left and right with blue metal fence main back boundary, decked entertaining area, external lighting, gates to side.

#### AGENTS NOTES

This property is fitted with solar photovoltaic panels and has solar i boost.

#### 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 'F'

following websites:  
[www.hallsgb.com](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)

#### **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](mailto:welshpool@hallsgb.com)

#### **DIRECTIONS**

Postcode for the property is SY21 8DS

What3Words Reference is - [glee.replayed.club](https://www.what3words.com/glee.replayed.club)

#### **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

FOR SALE

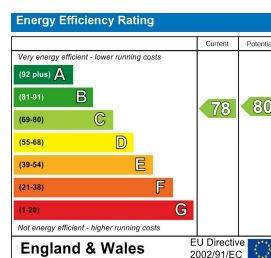
The Mews, 15 Parc Caradog, Trewern, Welshpool, Powys, SY21 8DS



**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.