

**FOR SALE**

Offers In The Region Of £475,000

The Forge Forden, Welshpool, Powys, SY21 8LX

The Forge pre dates 1790 and has been extended to create a three bedroom detached home finished to the highest standard. The accommodation comprises rear entrance lobby with stairs up to the atrium, kitchen/diner with granite work surfaces and Aga, lounge with inset stove and oak flooring opening into dining room that flows around into the rear lobby, utility room, sitting room, W.C., master suite with walk in wardrobe, dressing room and en suite, bedroom two with en suite, bedroom three and large family bathroom. The property benefits from a high quality finish throughout, double glazing, oil fired central heating, wrap around driveway, detached garage with workshop and lawned rear garden, viewing essential to appreciate the high standard of accommodation on offer.





- **Extended Character Property**
- **Finished to a High Standard**
- **Master Bedroom with Walk in Wardrobe**
- **Vaulted and Beamed Ceilings**
- **Garage and Workshop**
- **Popular Village Location**

REAR ENTRANCE LOBBY

13'5 x 12'2 (4.09m x 3.71m)

With Indian slate flooring, underfloor heating, double glazed picture windows to the rear elevation overlooking the rear garden, double glazed french doors, bespoke oak turned staircase, recessed spotlights, oak doors to Kitchen and Utility.

KITCHEN/DINER

15'3 x 13'5 (4.65m x 4.09m)

Fitted with a range of cream shaker style wall and base units with polished granite work surfaces, inset sink with mixer tap, Aga range cooker with extractor canopy over, tiled splashbacks, plate rack, under unit lighting, recessed spotlights, central heating radiator. Oak flooring, television point, beamed ceiling, sliding doors, smoke alarm, breakfast bar, wine rack, oak door to Lounge.

LOUNGE

21'2 x 12'2 (6.45m x 3.71m)

Recessed fireplace with tiled hearth with brick surround, oak flooring, double glazed windows to front and side elevations, inset postbox, recessed spotlights, beam to ceiling, underfloor heating, television point, step up to

DINING ROOM

13'0 x 7'5 (3.96m x 2.26m)

Oak floor covering, underfloor heating, double glazed window to the rear elevation, recessed spotlights, opens into the rear lobby.

UTILITY

11'0 x 10'8 (3.35m x 3.25m)

Double glazed window to the rear elevation, range of high gloss fronted wall and base units with laminate work surfaces, one and a half stainless steel sink drainer unit with mixer tap, plumbing and space for washing machine, central heating radiator, space for freezer, heating timer controls, tiled floor, under unit lighting, tiled splash backs, recessed spotlights, extractor fan, hanging rail.

W.C.

With wall mounted wash hand basin, low level W.C., tiled floor, extractor fan.

SITTING ROOM

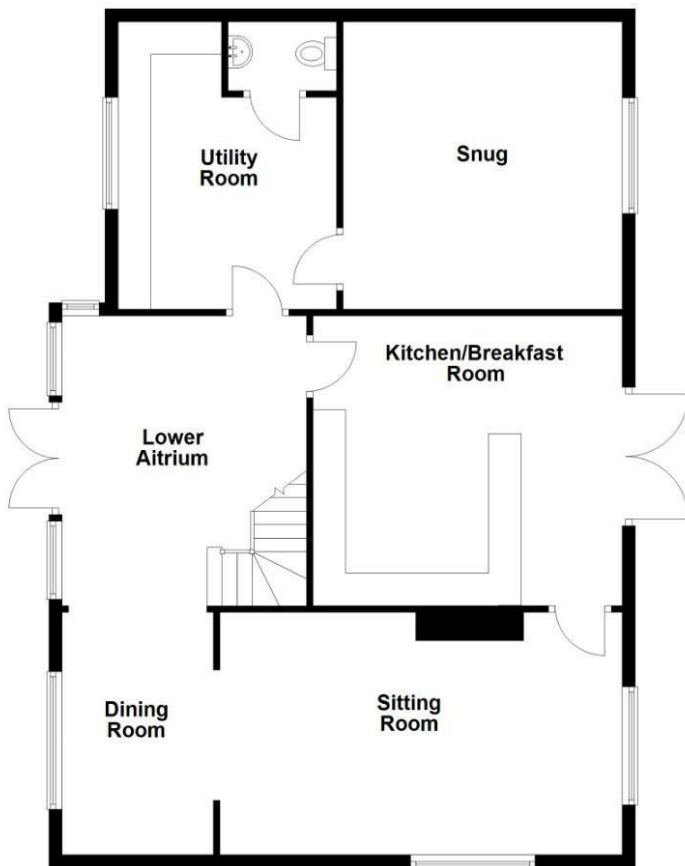
13'9 x 13'6 (4.19m x 4.11m)

Double glazed window to the front elevation, central heating radiator, recessed spotlights, beam to ceiling, open fire with tiled inserts, slate hearth and timber surround, shelves alcove with storage cupboard, wood block flooring, recessed spotlights, central heating radiator.



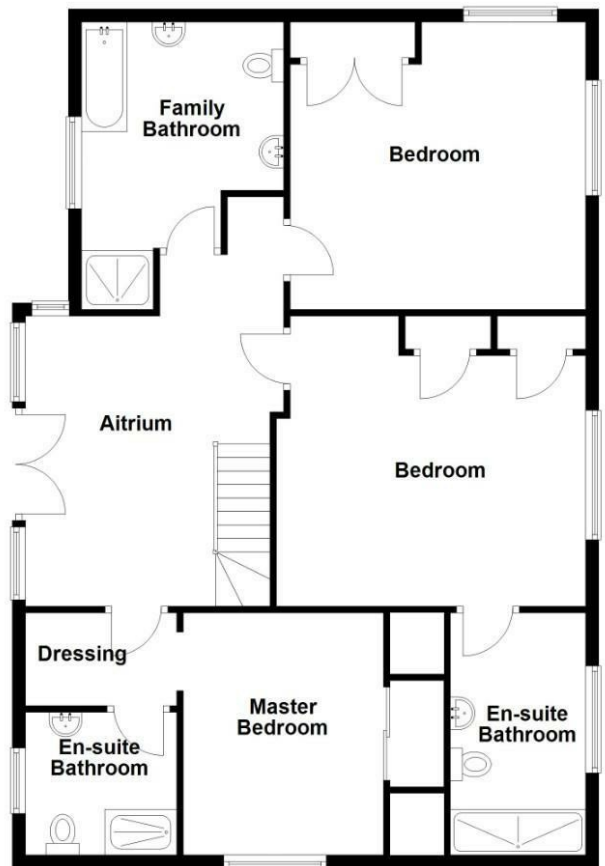
Ground Floor

Approx. 105.9 sq. metres (1139.9 sq. feet)



First Floor

Approx. 111.1 sq. metres (1195.8 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



3 Bedroom/s



3 Bath/Shower
Room/s



ATRIUM

Double glazed windows overlooking the rear garden, double glazed French doors leading to juliet balcony, double glazed roof, exposed oak A frame, oak flooring, feature radiator, oak door to Master Suite

MASTER BEDROOM

12'6 x 9'8 (3.81m x 2.95m)

With vaulted ceiling, exposed beams, Oak flooring, central heating radiator, double glazed window to the side elevation, exposed A frame, television point, sliding doors leading to walk in wardrobe with hanging shelving, loft access, recessed spotlights, oak flooring.

WALK IN DRESSING AREA

With dressing table, vanity mirror, oak flooring, shelving and loft access, central heating radiator.

EN-SUITE

With large walk in shower, low level W.C., pedestal wash hand basin, heated chrome towel rail, part tiled walls, extractor fan, recessed spotlights, oak floor covering, double glazed window to the rear elevation, vanity mirror with shaver point.

BEDROOM TWO

14'8 x 11'5 (4.47m x 3.48m)

With vaulted ceiling with exposed beams, oak flooring, central heating radiator, double glazed window to the front elevation, feature inset fireplace with cast iron grate and marble hearth, two wall light points, built in wardrobes, reset spot lights, television point, oak door leading into

EN-SUITE

Large walk in double shower, low level W.C., pedestal wash hand basin, oak floor covering, part tiled walls, recessed spotlights, heated chrome towel rail, central heating radiator, double glazed window to the front elevation, part exposed A frame.



BEDROOM THREE

15'4 x 13'8 (4.67m x 4.17m)

Double glazed windows to both front and side elevations, vaulted ceiling, exposed beams, oak floor covering, cast iron fire surround, built in double wardrobe, loft access, recessed spotlights.

FAMILY BATHROOM

With large walk in shower, extractor fan, double glazed window to the rear elevation, oak floor covering, heated towel rail, roll top bath, pedestal wash hand basin, low level W.C., part tiled walls, bidet, central heating radiator, recessed spotlights, loft access.

EXTERNALLY

To the front the property has a metal fence surround with pedestrian access gate to paved area, electrically accessed vehicular access gates to either side of the property.

To the rear these is a block paved wrap around parking area, Indian slate patio area, Worcester oil fired boiler, steps up to lawned area, decking, oil tank, wood store and shed, courtesy light, hot and cold taps.

GARAGE

21'6 x 11'6 (6.55m x 3.51m)

With electrically operated roller shutter door, power and light, pedestal wash hand basin, W.C., loft access with drop down ladder leading to boarded storage area. The garage opens into a Workshop area with racking, power and light.

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 'E'

following websites:
www.hallsgb.com
www.rightmove.co.uk
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

DIRECTIONS

Postcode for the property is SY21 8LX

What3Words Reference is - outgoing.movie.surpassed

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

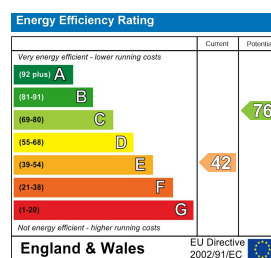
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555 552

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



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