

**FOR SALE**

Offers In The Region Of £450,000

**Dan Y Deri, Brooks, Welshpool, SY21 8QP**

Situated in the hamlet of Brooks close to Berriew, this individually designed four bedroom property benefits from having two paddocks totalling 1.5 acres. The property comprises entrance hall, lounge with stove and views along the valley, large open plan kitchen/diner, utility, two bedrooms and shower room, landing, two further double bedrooms and bathroom. The property has LPG central heating, double glazing, generous parking area, single garage, shared septic tank, lovely views along the valley and surrounding farmland and woodland. Viewing essential to appreciate the situation and views of this unique family home.







- **Detached Rural Property**
- **Four Bedrooms**
- **Two Paddocks Approx 1.5 acres in Total**
- **Viewing Highly Recommended**
- **Countryside Views**
- **Close Proximity to Village of Berriew**

#### **FROSTED DOUBLE GLAZED ENTRANCE DOOR**

Leading into

#### **ENTRANCE HALL**

With double glazed windows to the front elevation, central heating radiator, wood laminate floor covering, stairs off, cloaks cupboard, shelved airing cupboard.

#### **LOUNGE**

17'4 x 13'1 (5.28m x 3.99m)

Double glazed window to the front elevation, double glazed bay window to the side elevation with French doors leading onto the gravelled seating area with views along the valley. Wood laminate floor covering, inset Arrow wood burning stove with quarried tiled hearth and brick surround, display shelving, timber mantelpiece, central heating radiator, two wall light points, television point.

#### **KITCHEN**

23'3 x 13'3 (7.09m x 4.04m)

Fitted with a range of oak wall and base units with polished granite work surfaces, inset butler sink with mixer taps, space for range cooker, extractor canopy, plate rack, central island with breakfast bar and polished granite work surface. Tiled floor, two central heating radiators, two double glazing windows to the front elevation, double glazed window to the side elevation, recessed spotlights to kitchen area, wine rack, glass fronted display cabinet.

#### **SHOWER ROOM**

With walk in electric corner shower, low level W.C., pedestal wash hand basin, frosted double glazed window to the rear elevation, vinyl laminate floor covering, extractor fan, wall light points, central heating radiator, airing cupboard.

#### **BEDROOM FOUR/STUDY**

9'5 x 9'4 (2.87m x 2.84m)

With double glazed window to the rear elevation with views across the valley to the woodland beyond, central heating radiator, wood laminate floor covering, double wardrobe.

#### **BEDROOM THREE**

13'0 x 7'2 (3.96m x 2.18m)

Double glazed windows to side and rear elevations creating a light pleasant airy bedroom, central heating radiator, wood laminate floor covering, telephone point.



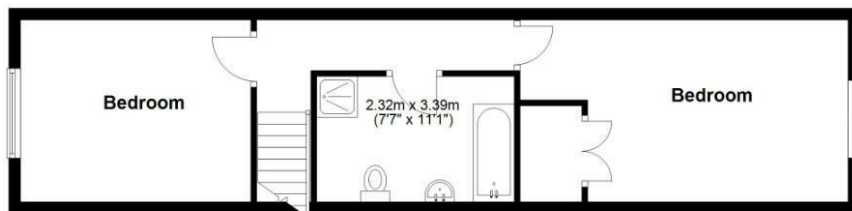
**Ground Floor**

Approx. 120.6 sq. metres (1298.1 sq. feet)



**First Floor**

Approx. 42.5 sq. metres (457.9 sq. feet)



Total area: approx. 163.1 sq. metres (1756.0 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.





1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



#### UTILITY

12'1 x 5'7 (3.68m x 1.70m)

Fitted with a range of wall and base units with laminate work surfaces, plumbing and space for washing machine and tumble dryer, space for fridge freezer, tiled floor, stainless steel sink drainer unit, mixer tap, frosted double glazed rear access door, central heating radiator, door to garage.

#### LANDING

With loft access, wood laminate floor covering, eaves access.

#### BEDROOM ONE

14'7 x 10'7 (4.45m x 3.23m)

Double glazed window to the side elevation, central heating radiator, built in double wardrobe with eaves access, built in storage cupboard, wood laminate floor covering, telephone point.

#### BEDROOM TWO

13'2 x 9'7 (4.01m x 2.92m)

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

#### FAMILY BATHROOM

Fitted with a white four piece suite, comprising bath with mixer tap and shower attachment, low level W.C., pedestal wash hand basin, walk in double electric shower, extractor fan, double glazed roof light, heated chrome towel rail, vinyl laminate floor covering, recessed spotlights.



#### EXTERNALLY

To the front the property has gated entrance leading to large off road gravelled parking area, shed, LPG tank, lawned area, stocked borders, courtesy lights.

To the side of the property there is a gravelled seating area with views along the valley, further lawned area, gate to paddock.

To the rear there is a gravelled pathway, lawned area with a variety of shrubs and trees, wood store, courtesy light, outside tap.

The property has two paddocks totalling 1.5 acres.

#### SINGLE GARAGE

14'6 x 12'8 (4.42m x 3.86m)

With double glazed window to the side elevation, wall mounted Worcester gas fired boiler.

#### AGENTS NOTES

The property has a shared septic tank which was renewed in 2020, shared with the neighbouring property.

#### SERVICES

Mains electricity, water and LPG central heating are connected at the property. There is a septic tank for drainage. 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'

#### VIEWING

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 8QP

What3Words Reference is freshen.wound.napped

### **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.hallsgb.com](http://www.hallsgb.com)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.onthemarket.com](http://www.onthemarket.com)



FOR SALE

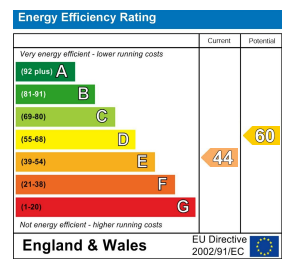
Dan Y Deri, Brooks, Welshpool, SY21 8QP



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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  
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