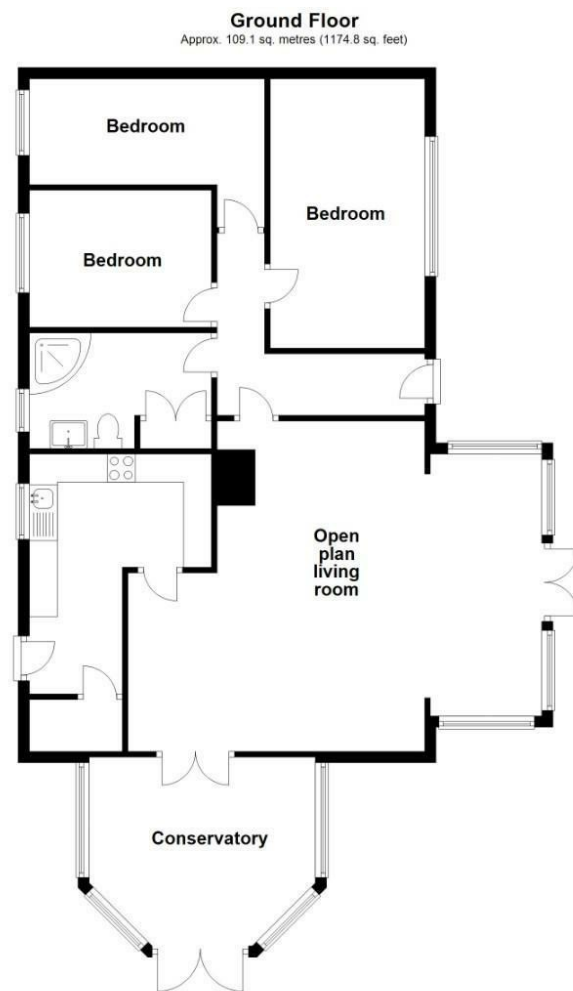


FOR SALE

Felin Fach Bungalow Llanerfyl, Welshpool, SY21 0EP



Total area: approx. 109.1 sq. metres (1174.8 sq. feet)
Artist's impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
 Plan produced using PlanUp.



FOR SALE

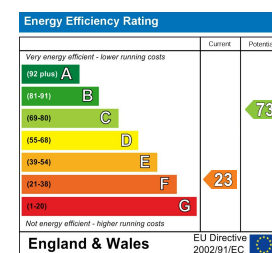
Offers In The Region Of £375,000

Felin Fach Bungalow Llanerfyl, Welshpool, SY21 0EP

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



Situated on a plot of around 3/4 acre this large three bedroom bungalow is approached over a brook with vehicle bridge leading to gated entrance to the property. The accommodation comprises entrance hall, large L shaped lounge diner with wood burning stove, conservatory, kitchen, three bedrooms and shower room. The property boasts two large kitchen gardens with a variety of fruit trees and bushes, two greenhouses and chicken coop. The property benefits from double glazing, LPG gas fired combination central heating, generous gardens, stunning rural views with brook to one boundary. Viewing essential to appreciate the situation of this quite unique property.



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 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.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Spacious Detached Bungalow**
- **Large Plot Approached over a Brook**
- **A Gardening Lovers Haven**
- **Variety of Fruit Trees and Vegetable Beds**
- **Rural Location with Stunning Views**
- **Viewing is Essential to Appreciate Property and Surroundings**

Kitchen

maximum measurements 13'7 x 10'6
Being L shaped, fitted with a range of oak fronted shaker style wall and base units with laminate work surfaces, electric hob and oven, stainless steel extractor canopy, stainless steel sink with mixer unit and mixer tap. Double glazed window to the rear elevation, plumbing and space for dishwasher, space for fridge freezer, recessed spotlights, double glazed door to rear. Tiled floor, tiled splashbacks, two wine racks, cupboard with plumbing and space for washing machine.

Conservatory

15'1 x 11'1
Windows to three elevations offering views over the gardens and surrounding farmland, double glazed French doors leading to the garden, tiled floor, two wall light points, central heating radiator.

Bedroom One

15'7 x 9'1
Double glazed picture window to the front elevation creating a light and airy bedroom with views over the garden and farmland beyond, wood laminate floor covering, central heating radiator, recessed spotlights.

Bedroom Two

13'3 x 8'9
Double glazed window to the rear elevation, central heating radiator, wood laminate floor covering.

Bedroom Three

10'5 x 7'9
Double glazed window to the rear elevation, central heating radiator, wood laminate floor covering.

Shower Room

Fitted with a white suite, comprising low level W.C., pedestal wash hand basin, walk in electric corner shower, tiled walls and floor, recessed spotlights, extractor fan, central heating radiator, cupboard housing Worcester LPG combination boiler.

Externally

The property is approached by private driveway, there is a vehicular bridge over the brook leading to gated gravelled parking area. Five bar gate leads to parking and turning area, lawned area, fourteen fenced vegetable beds with a variety of fruit trees, pond, rockery. The plot has a hedge surround, garage, external lighting, variety of fruit trees, stocked borders, two greenhouses, further vegetable growing area with cherry and apple trees, raspberry, blackberry, strawberry and artichokes. Fenced chicken coop with shed, composting area, outside tap, LPG tank, there is a brook running along boundary with water extraction rights. There is a bridal path along the driveway.

Block Built Garage

30'3 x 20'5
Concrete floor, windows to the front elevation, twin up and over doors, power and light, boarded eaves storage area, wall units, shelving, work bench, two ride on lawn mowers.

Agents Notes

There is a restrictive covenant, the property is allowed to be used for residential use, the only business use allowed would be either for an architect, doctor or dentist. There is shared maintenance of the driveway from the council owned lane to the bridge over the brook.

Services

Mains electricity, water, drainage and LPG 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'

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 0EP

What3Words Reference is - fried.perfected.tinned

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
www.rightmove.co.uk
www.onthemarket.com