

FOR SALE

Ty Seren, Bridge Street, Llanfair Caereinion, Welshpool, SY21 0RY



FOR SALE Offers In The Region Of £185,000

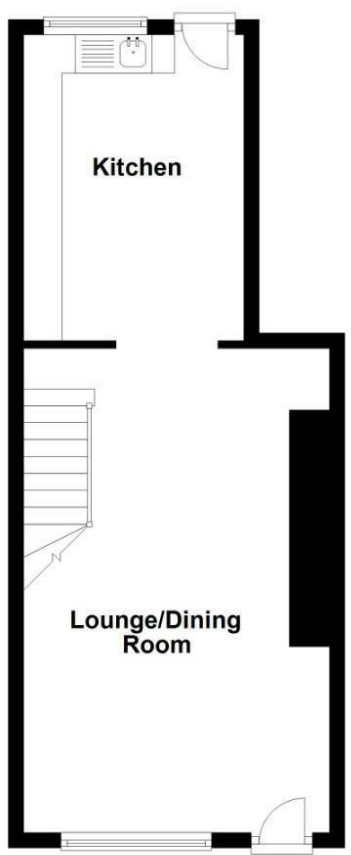
Ty Seren, Bridge Street, Llanfair Caereinion, Welshpool, SY21 0RY

Situated on the high street, in Llanfair Caereinion, this three bedroom mid terrace property is situated within a short walk of local shop, petrol station, butchers, public houses, hotel, schools, Deri Woods for dog walking, steam railway and post office. The accommodation comprises lounge/diner, kitchen, master bedroom and bathroom on the first floor and two further bedrooms on the second floor, The property has the benefit of double glazing and oil fired heating. Viewing advised.

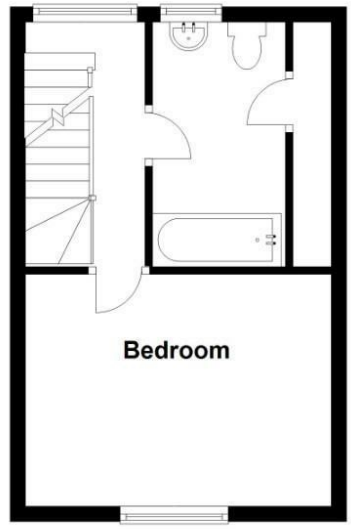


hallsgb.com 01938 555 552

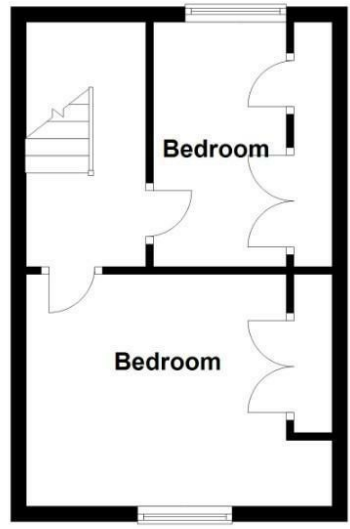
Ground Floor
Approx. 37.1 sq. metres (399.6 sq. feet)



First Floor
Approx. 25.3 sq. metres (272.5 sq. feet)



Second Floor
Approx. 25.3 sq. metres (272.5 sq. feet)



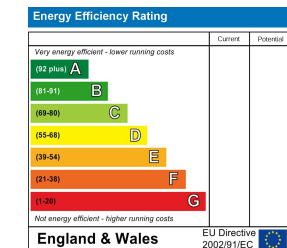
Total area: approx. 87.8 sq. metres (944.7 sq. feet)

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.

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



England & Wales EU Directive 2002/91/EC



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.



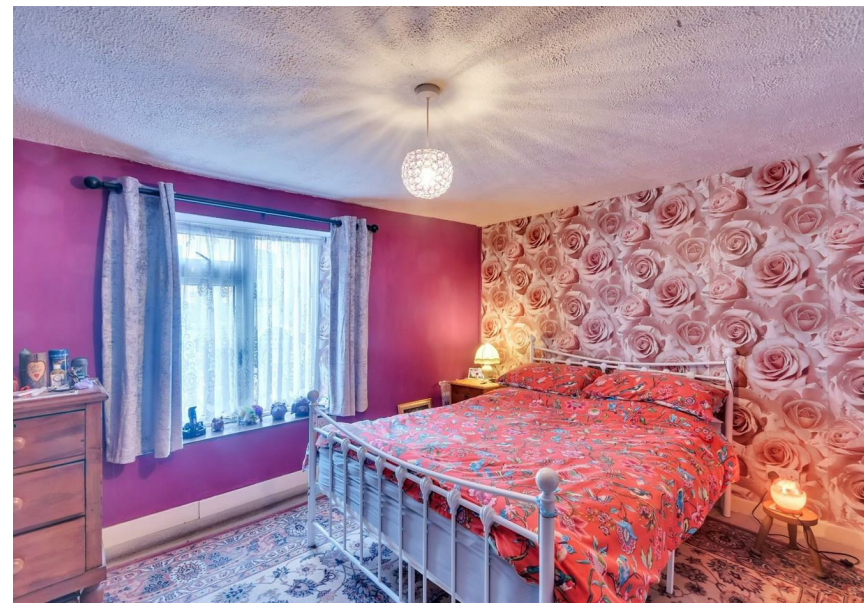
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Mid Terrace 3 Storey Property
- Three Bedroom and Bathroom
- Rear Courtyard
- Convenient Town Location
- Close to Local Shop, Public Houses and Takeaway
- Double Glazing and Oil Central Heating

Frosted Double Glazed Entrance Door
Into

Lounge/Dining Room

13'1 x 7'9 maximum measurements
Beamed ceiling, double glazed windows to the front elevation, central heating radiator, television point, stairs off, wood laminate floor covering, understairs storage alcove, shelved recess, steps upto

Kitchen

12'8 x 9'0
Fitted with a range of wall and base units with laminate work surfaces, sink drainer unit with mixer tap, plumbing and space for washing machine, dishwasher, tiled floor, under unit lighting, warmflow oil boiler, electric hob and oven, stainless steel extractor canopy, splashbacks, integrated fridge/freezer, central heating radiator, double glazed rear access door, double glazed window overlooking the rear courtyard.

Landing

Central heating radiator, stairs off, double glazed window to rear elevation.

Bedroom One

13'3 x 9'9
Double glazed window to the front elevation, central heating radiator, storage alcove.

Bathroom

Fitted with a white suite comprising of P shaped bath with shower over and screen, low level W.C.. pedestal wash hand basin, frosted double glazed window to the rear elevation, heated chrome towel rail, part tiled walls, airing cupboard.

Bedroom Two

13'7 x 10'9
Double glazed window to the front elevation, built in wardrobes, central heating radiator.

Bedroom Three

11'5 x 7'8
Double glazed window to the rear elevation, built in wardrobes, central heating radiator.

Externally

The property has a paved rear courtyard, with oil tank, external powerpoint and access gate.

There is a car park within a couple of minutes walk of the property for parking free of charge.

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 'B'

Viewing

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

Directions

Postcode for the property is SY21 0RY

What3Words Reference is - accented.certainty.auctioned

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.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com