

**FOR SALE**

Offers Over £675,000

## Tal Y Llyn, Revel, Berriew, Welshpool, Powys, SY21 8AH

Built in 1980 this individually designed 4/5 bedroom detached family home is situated on a unique plot with 2 acres of landscaped gardens, orchard, 200m lake, 1.5 acre paddock, double garage, numerous outbuildings and south facing patio, 3 downstairs bedrooms one with en suite and two further bedrooms upstairs. The generously proportioned property is situated on the A483 which provides easy access to both Welshpool and Newtown. NO ONWARD CHAIN





- Offered For Sale with No Onward Chain
- 2 acres of landscaped gardens with lake
- 1.5 acre paddock
- Numerous outbuildings
- Generously proportioned rooms
- Built in 1980

#### ACCOMMODATION IS AS FOLLOWS:

Timber entrance door with frosted window to the side leading in to

#### ENTRANCE HALL

Stairs off, 3 wall light points, central heating radiator. Bespoke panelled glazed doors opening into

#### LOUNGE/DINING ROOM

33'9" x 11'8" (10.29 x 3.56)

Marble hearth, backing and surround. Television point. Double glazed bay window to the front elevation, 2 central heating radiators. Double glazed french doors leading out on to the patio area. Door to

#### KITCHEN

16'2" x 9'9" (4.93 x 2.97)

Fitted with a range of wall and base units, electric hob, extractor canopy, recessed spot lights. 1 ½ bowl stainless steel sink drainer unit. Integrated dishwasher and freezer, space for fridge. 2 double glazed windows to the rear elevation. Granite work surface, tiled splash backs, tiled floor, central heating radiator. Integrated microwave, electric oven. Shelved larder cupboard, glass fronted display cabinets, dining table, opening into

#### FAMILY ROOM

15'1" x 12'4" (4.60 x 3.76)

Double glazed French doors leading to the rear, tiled floor, central heating radiator, Living Flame gas fire with tiled hearth and surround. Recessed spot lights, television point

#### BEDROOM 5/STUDY

9'2" x 8'8" (2.79 x 2.64)

Double glazed window to the rear elevation, central heating radiator, shelved storage cupboard

#### BEDROOM ONE

15'7" x 10'4" (4.75 x 3.15)

Double glazed window to both side and rear elevations, central heating radiator, storage cupboard

#### EN SUITE

Walk in shower, wash hand basin set on vanity unit with storage cupboard under. Low level W.C., central heating radiator, shaver light. Frosted double glazed window to the side elevation, tiled splash backs

#### BEDROOM TWO

16'6" x 10'0" (5.03 x 3.05)

2 double glazed windows to the front elevation, double glazed window to the side elevation, central heating radiator, built in double wardrobe and dressing table

#### BATHROOM

Bath with mixer taps, shower attachment and screen, bidet, low level W.C., pedestal wash hand basin. Double glazed window, central heating radiator, tiled splash backs

#### CONSERVATORY

15'3" x 14'2" (4.65 x 4.32)

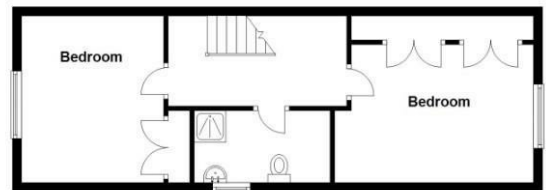
Tiled floor, double glazed windows to 3 elevations, double glazed French doors leading to the front and double glazed side access door. Panelled glazed door leading to



Ground Floor



First Floor



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.



5 Reception Room/s



5 Bedroom/s



4 Bath/Shower Room/s



#### OFFICE

12'8" x 10'5" (3.86 x 3.18)

Double glazed window to the side elevation, central heating radiator, door to

#### REAR HALLWAY

Tiled floor, central heating radiator, storage cupboard. Cupboard housing fuse board, cupboard housing Worcester LPG combination boiler and timer controls

#### W.C.

Refitted with a low level W.C., wash hand basin set on vanity unit with storage cupboards under, tiled floor, tiled walls. Loft access. Frosted double glazed window

#### REAR ENTRANCE CONSERVATORY

16'3" x 7'5" (4.95 x 2.26)

Double glazed windows to 3 elevations, tiled floor. Space for fridge, freezer and washing machine. Double glazed doors to the side and rear elevations

#### GALLERIED LANDING

#### BEDROOM THREE

14'2" x 10'5" (4.32 x 3.18)

Double glazed window to the front elevation, central heating radiator, range of built in wardrobes, dressing table and bedside cabinets

#### BEDROOM FOUR

12'5" x 10'7" (3.78 x 3.23)

Double glazed window to the rear elevation, central heating radiator, loft access

#### SHOWER ROOM

Walk in electric shower, low level W.C., pedestal wash hand basin, heated towel rail. Frosted double glazed window to the side elevation, shelving

#### EXTERNALLY

To the front of the property has electrically operated gates leading to large gravelled parking areas to both the front and rear. 5 bar gate provides easy access to the paddock which is approximately 1.5 acres.

The driveway sweeps round with lawned areas to either side.

Stocked borders

Orchard

Gravelled pathway provides access to a storage shed and potting shed with power

Twin Garage with electrically operated up and over doors measuring 5.79m x 5.66m (19'0 x 18'7) power and light and window to the side elevation

LPG tank

Store Room with power and light

Studio: 4.47m x 4.17m (14'8 x 13'8) with double glazed window to the front elevation, power and light. Double glazed entry door

External courtesy lights

Store Room: 4.29m x 3.23m (14'1 x 10'7) with double opening doors, power and light

Workshop: 4.17m x 3.18m (13'8 x 10'5) with power, light, work bench, shelving and storage cupboards

There are 3 further storage sheds and concrete hard standing

Lawned area with established trees

Bridge over the lake to a further lawned area and there is a pedestrian footbridge over the lake with courtesy lighting

The property, externally has UPVC fascias and soffits and the property is serviced by a septic tank and soakaway situated within the grounds

#### SERVICES

Mains electricity, water, private 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 'H'



### **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 8AH

What3Words Reference is - catch.letter.conducted

### **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)

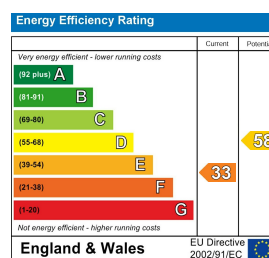
Tal Y Llyn, Revel, Berriew, Welshpool, Powys, SY21 8AH



**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.