

**FOR SALE**

Offers In The Region Of £485,000

1 Cae Celyn, Berriew, Welshpool, Powys, SY21 8BT

Situated in popular village of Berriew close to local shops, school and amenities this four bedroom detached property sits in a generous plot and offers river frontage. The well proportioned accommodation comprises entrance porch, large entrance hall with vaulted ceiling and French doors into the rear garden, lounge with open fire, kitchen/diner, dining room, garden room overlooking the rear garden, shower room, utility, galleried landing, master bedroom with en suite, three further bedrooms and family bathroom. The property benefits from double glazing, twin garage, oil fired central heating and generous well stocked gardens. No onward chain. Viewing advised.





- Picturesque River Frontage Property
- Generous Sized Plot in Quiet Cul Du Sac
- Vaulted Ceiling & Galleried Landing
- Four Bedrooms, En-Suite & Family Bathroom
- No Onward Chain
- Popular Village Location of Berriew

**GLAZED ENTRANCE DOOR**

leading into

**ENTRANCE PORCH**

With quarried tiled floor and bench seat, frosted glazed French doors leading into the

**ENTRANCE HALL**

15'8 x 15'7 (4.78m x 4.75m)

Particular feature of the property with part vaulted ceiling, double doors into Lounge and doors leading into the rear garden, turned staircase off, telephone point, two central heating radiators.

**SHOWER ROOM**

Walk in electric corner shower, low level W.C., pedestal wash hand basin, part tiled walls, frosted double glazed window to the side elevation, shaver light, central heating radiator.

**SITTING ROOM**

20'8 x 13'6 (6.30m x 4.11m)

Open fire with tiled hearth and decorative fire surround, two central heating radiators, two wall light points, double glazed windows to front and rear elevations.

**KITCHEN/DINING ROOM**

20'9 x 10'1 (6.32m x 3.07m)

Fitted with a Kenton Jones kitchen, comprising a range of wall and base units, laminate work surfaces, one and half bowl stainless steel sink drainer unit, dishwasher, electric double oven, electric hob, extractor canopy. Recessed spotlights, two double glazed windows to either side, central heating radiator, telephone point, integrated fridge, tiled splashbacks.

**FAMILY ROOM**

14'7 x 9'5 (4.45m x 2.87m)

Central heating radiator, double glazed window to the side elevation, double glazed French doors with side windows leading into Garden Room.

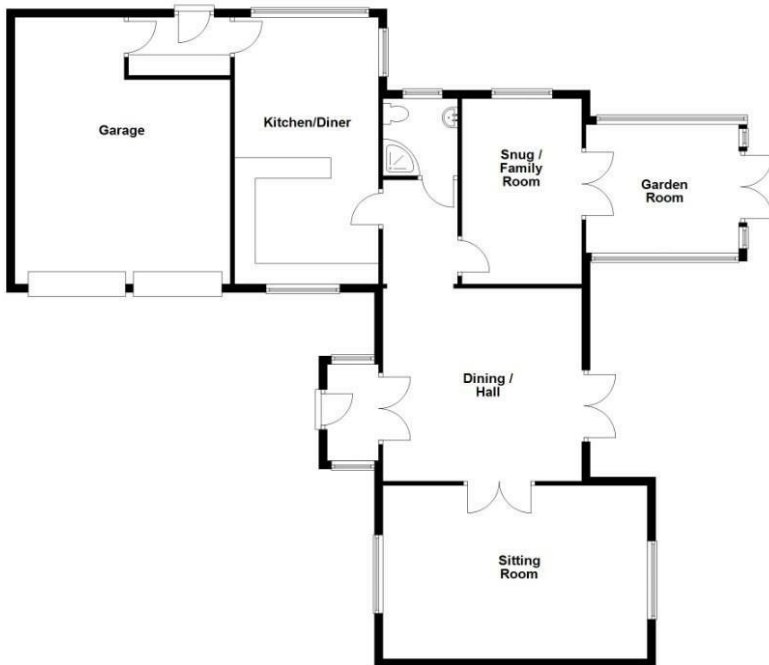
**GARDEN ROOM**

12'0 x 10'1 (3.66m x 3.07m)

With tiled floor, central heating radiator, part vaulted ceiling, double glazed windows to three elevations overlooking the rear garden, double glazed French doors leading into the rear garden, double glazed door to side.



**Ground Floor**  
Approx. 142.8 sq. metres (1537.4 sq. feet)



**First Floor**  
Approx. 92.4 sq. metres (994.6 sq. feet)



Total area: approx. 235.2 sq. metres (2532.0 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographic.com. Direct Dial 07973 206 007  
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



4 Bedroom/s



3 Bath/Shower  
Room/s



#### UTILITY ROOM

8'4 x 5'1 (2.54m x 1.55m)

Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink drainer unit, mixer tap, plumbing and space for washing machine, panelled glazed door leads to the side of the property, central heating radiator, double glazed window to Garage.

#### TWIN GARAGE

max measurements 20'9 x 16'8 (max measurements 6.32m x 5.08m)

Being L shaped, twin up and over doors, Worcester oil fired boiler and timer controls, double glazed window to the rear elevation, loft access, wall units.

#### GALLERIED LANDING

Double glazed windows to the front and side elevations, shelving, loft access, airing cupboard, two central heating radiators, built in double wardrobe with sliding doors, telephone point.

#### MASTER BEDROOM

10'6 x 9'3 (3.20m x 2.82m)

Double glazed window to the front elevation, central heating radiator, television point, telephone point, two wall light points, built in wardrobes.

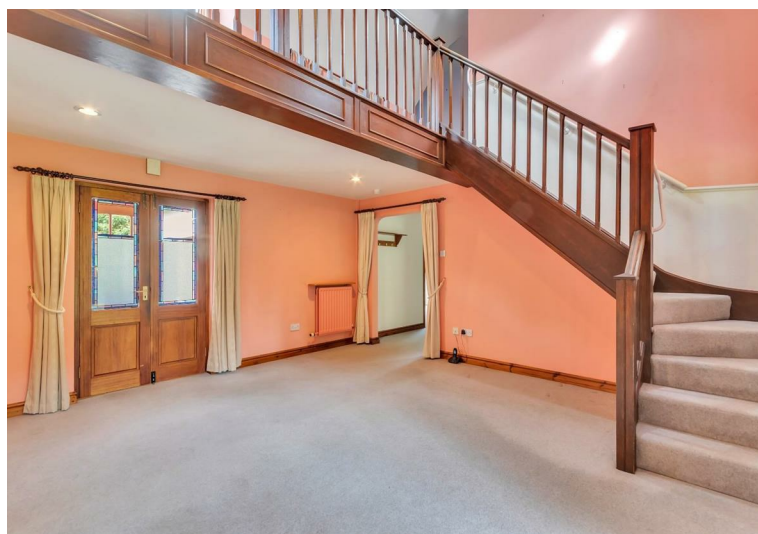
#### EN-SUITE

With walk in electric shower, low level W.C., pedestal wash hand basin, double glazed roof light, part tiled walls, shaver point.

#### BEDROOM TWO

13'0 x 10'1 (3.96m x 3.07m)

Double glazed windows to both side and rear elevations, two wall light points, central heating radiator, built in wardrobes, storage cupboards, telephone point, television point.



#### FAMILY BATHROOM

Fitted with a four piece suite, comprising bath with mixer tap and electric shower over with screen, bidet, low level W.C., pedestal wash hand basin, part tiled walls, shaver light, central heating radiator, double glazed roof light.

#### BEDROOM THREE

12'4 x 9'7 (3.76m x 2.92m)

Double glazed windows to both front and side elevations, central heating radiator, television point, telephone point, storage alcove.

#### BEDROOM FOUR

9'3 x 6'4 (2.82m x 1.93m)

Double glazed window to side elevation, central heating radiator.

#### EXTERNALLY

The property has tarmacked off road parking for four vehicles, leading to twin Garages. There is a lawned area with established trees and shrubs, courtesy light, paved area, greenhouse, oil tank, apple trees, established borders with a wide variety of trees and shrubs.

To the side of the property there is a large area where there is a storage shed, gravelled area, established borders, paved patio seating area, lawned area, outside tap.

To the rear of the property is a lawned area, established flower beds with wide variety of trees and shrubs, composting area, covered paved seating area, river frontage.

#### AGENTS NOTES

This property is offered for sale with no onward chain.

#### 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 'G'

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)

#### **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 8BT

What3Words Reference is ///dreading.something.tamed

#### **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

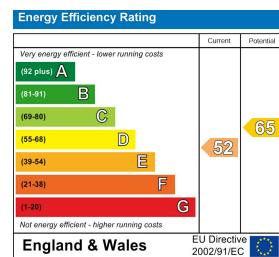
1 Cae Celyn, Berriew, Welshpool, Powys, SY21 8BT



**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.