



**FOR SALE**

Offers In The Region Of £575,000

Ty Lafant Llanmerewig, Abermule, Montgomery, Powys, SY15 6NR

Situated in the picturesque hamlet of Llanmerewig, this executive energy efficient home (EPC rating A) offers generous, light and airy living accommodation with a contemporary open plan design. The property sits in a plot of around 1/3 acre with rural views. The property has the benefit of underfloor heating to the ground floor, fire sprinkler system, solar PV system, oak framed cart style garage, double glazing and building 10 year warranty. The accommodation comprises entrance hall with vaulted ceiling and galleried landing flooded with light, opening into a generous lounge, study, open plan kitchen/diner ideal for entertaining, utility, W.C., galleried landing, master bedroom with en suite, further three generous bedrooms and four piece family bathroom. Viewing essential to appreciate the size, quality, layout and outlook of this unique property.







- Executive A Rated Energy Efficient Detached Property
- Four Bedrooms, one with an En-suite
- Underfloor Heating Downstairs, Photo Voltaic System
- Vaulted Ceiling and Galleried Landing
- View Essential to Appreciate Size and Quality
- Rural Hamlet Location

#### PANELLED GLAZED ENTRANCE DOOR

With double glazed side windows leading into

#### VAULTED ENTRANCE HALL

With wood laminate floor covering, turned staircase off, smoke alarm, understairs storage cupboard with underfloor heating and manifold, opening into

#### LOUNGE

21'1 x 14'1 (6.43m x 4.29m)

With continuation of wood laminate floor covering, double glazed windows to front and rear elevations, television point, telephone point.

#### STUDY

9'6 x 7'2 (2.90m x 2.18m)

Wood laminate floor covering, double glazed window to rear, telephone point.

#### OPEN PLAN KITCHEN/DINER

21'6 x 12'7 (6.55m x 3.84m)

With wrap around kitchen with a range of shaker style base units with wooden work surfaces, ceramic sink with mixer tap, plumbing and space for washing machine, space for range cooker, space for fridge freezer, double glazed windows to the side elevations, extractor fan, recessed spotlights to kitchen area, wood laminate floor covering, double glazed French doors leading to the side entertaining area. Walk in shelved pantry, door to

#### UTILITY

12'7 x 5'6 (3.84m x 1.68m)

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 and tumble dryer, double glazed window to the rear elevation, double glazed door to side, recessed spotlights, extractor fan. Cupboard housing Worcester oil fired boiler with shelving, cupboard housing fuse board, wood laminate floor covering.

#### W.C.

Wash hand basin set on vanity unit, low level W.C., wood laminate floor covering, part tiled walls, double glazed window to the rear elevation, extractor fan.

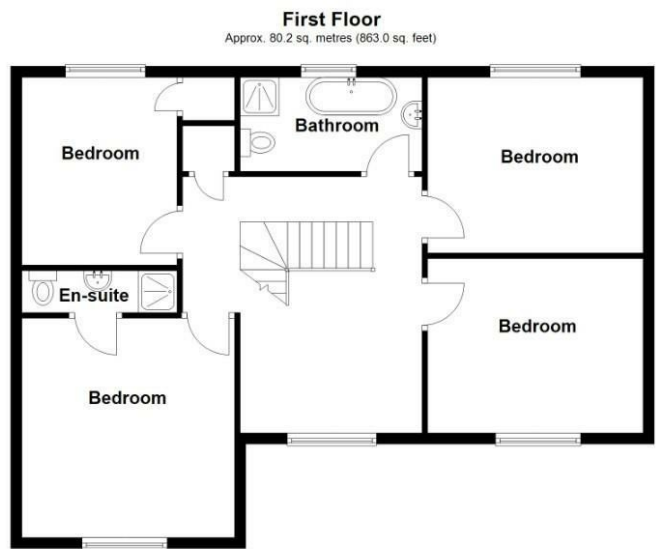
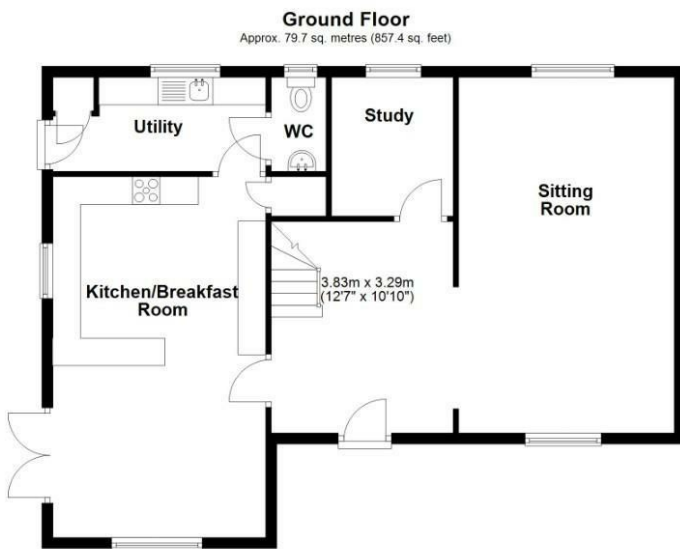
#### GALLERIED AND VAULTED LANDING

Double glazed window to the front elevation, smoke alarm, airing cupboard with Solar i boost.

#### BEDROOM ONE

13'5 x 13'0 (4.09m x 3.96m)

Double glazed window to the front elevation, central heating radiator, wood laminate floor covering.



Total area: approx. 159.8 sq. metres (1720.4 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.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



#### EN-SUITE

With walk in double shower, wash hand basin set on vanity unit, low level W.C., heated chrome towel rail, double glazed window to the side elevation, extractor fan, recessed spotlights, wood laminate floor covering, tiled splashbacks.

#### BEDROOM TWO

12'0 x 11'2 (3.66m x 3.40m)

Double glazed window to the front elevation, central heating radiator, wood laminate floor covering.

#### BEDROOM THREE

12'1 x 10'9 (3.68m x 3.28m)

Double glazed window to the rear elevation, central heating radiator, wood laminate floor covering, loft access.

#### BEDROOM FOUR

10'6 x 10'3 (3.20m x 3.12m)

Double glazed window to the rear elevation, central heating radiator, wood laminate floor covering, built in wardrobe with solar inverter.

#### FAMILY BATHROOM

With dual end bath with central mixer taps, walk in double shower, low level W.C., wash hand basin set on vanity unit, double glazed window to the rear elevation, heated chrome towel rail, wood laminate floor covering, recessed spot lights, extractor fan.

#### EXTERNALLY

To the front there is a gravelled off street parking area for several vehicles. Oak entrance canopy with courtesy light, lawned area with stocked borders.

To the side of the property there is a gravelled entertaining area, accessed from the Kitchen and the Utility Room, stocked borders, range of fruit trees, lawned area, raised flower beds.

To the rear there is a lawned area, oil tank.



#### TWIN CAR PORT WITH STORE

19'3 x 18'4 (5.87m x 5.59m)

With power and light.

#### AGENTS NOTES

The property has a shared septic tank with three adjoining properties, this is emptied once a year costing £60 per annum, electric costs are £10 per month.

The property is fitted with photovoltaic system. There is a building 10 year warranty with the property.

#### SERVICES

Mains electricity, water and oil central heating are connected at the property, drainage is via a septic tank. 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 SY15 6NR

What3Words Reference is quicksand.sweeten.affirming





### **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)



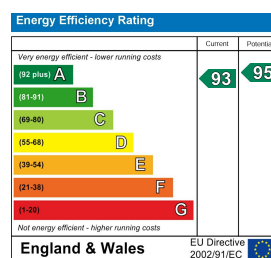
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555 552

Welshpool Sales  
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