

FOR SALE

Dail Hydref, Sale Lane, Trewern, Welshpool, Powys, SY21 8SY



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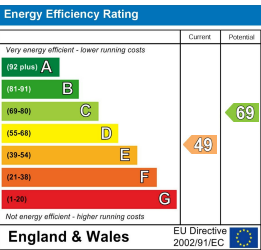
Offers in the region of £330,000

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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 in the convenient village of Trewern between Welshpool and Shrewsbury this well proportioned four bedroom detached family house benefits from ground floor bedroom with wet room en suite, large lounge, conservatory, kitchen/diner, utility, two large first floor bedrooms. The property has a large double garage and is situated on a generous plot, that may subject to planning approval, offer a building plot.




01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
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1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Detached Property
- Four Bedrooms
- Conservatory
- Double Garage
- Ground floor Bedroom
- Generous Plot

Double Glazed Patio Doors
Leading into

Entrance Porch
With quarry tiled floor, UPVC entrance door with frosted double glazed side window into

Entrance Hall
With turned staircase off, central heating radiator, under stairs storage cupboard.

W.C
Having corner wash hand basin with storage cupboard under, low level W.C., tiled floor, central heating radiator, extractor fan, part tiled walls.

Panelled glazed door leading from entrance hall to

Lounge
23'8" x14'9"
Having large double glazed windows to the front and rear elevations, living flame gas fire with marble hearth and stone surround and display shelving, television point, two central heating radiators, telephone point, double glazed patio doors leading to conservatory.

Conservatory
10'8" x 7'3"
Double glazed windows to three elevations, double glazed french doors.

Kitchen/Dining Room
14'8" x 13'1"
Fitted with a range of shake style wall and base units, polished granite work tops, one and a half bowl sink drainer unit with mixer tap, gas hob, electric oven, glass fronted display cabinet with lighting, under unit lighting, extractor canopy, space for fridge freezer, double glazed window to the rear elevation, central heating radiator, tiled splash backs. Door to

Utility Room
8'7" x 5'5"
Fitted with a range of oak fronted wall and base units with laminate roll top work surfaces, stainless steel sink drainer unit with mixer tap, plumbing and space for washing machine and tumble dryer, central heating radiator, tiled splash backs, double glazed window to the side elevation, extractor fan.

Rear Porch
With double glazed windows to two elevations, double glazed side access door, part tiled walls and wall mounted electric heater,

Ground Floor Bedroom
11'2" x 10'4"
Double glazed window to the front elevation, central heating radiator.

Wet Room
Electric shower, with wall mounted wash hand basin, low level W.C., central heating radiator, frosted double glazed window to the side elevation, wall mounted electric heater, extractor fan, tiled walls.

Bedroom
12'2" x 10'3"
Double glazed window to the rear elevation, central heating radiator, built in twin wardrobe with storage lockers and draw units.

First Floor Landing
Double glazed window to the front elevation, central heating radiator, loft access.

Bedroom One
14'9" x 13'1"
Double glazed window to the front elevation, central heating radiator, loft access points.

Bedroom Two
14'9" x 13'3"
Double glazed window to the front elevation, central heating radiator, loft access points, two wall light points.

Bathroom
12'0" x 6'5"
Refitted with a four piece suite, comprising large walk in electric shower, bath, pedestal wash hand basin set on vanity unit with storage cupboard under, low level W.C., tiled floor, double glazed window to the rear of the elevation, two heated chrome towel rails, tiled walls.

Externally
To the front of the property is bonded gravelled driveway, parking for four cars.
Double garage with electrically operated up and over door, measuring 23'3 x 17'2 with power, light and double glazed windows to the side and rear elevations and UPVC pedestrian side access door, 'firedbird' oil fired boiler.
To the side of the property there is a lawned area which subject to planning maybe considered for a building plot. There are stocked borders, courtesy lights to the rear, further stocked borders, outside tap, paved seating area, summer house, fruit cage, greenhouse, shared vegetable beds, blocked paved patio area accessible from the conservatory.

Services
It is understood that mains electricity, water and oil central heating are connected to the property. None of these services have been tested by Halls.

Local Authority/Tax Band
Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS Telephone [01938] 552828
The property is in Band "F"

Viewings
Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel: 01938 555552.
Email: welshpool@halls.gb.com

Directions
The postcode for the property is SY21 8SY
What3words reference is:
unguarded.families.river

Anti Money Laundering Checks
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Websites
Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com