

FOR SALE

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



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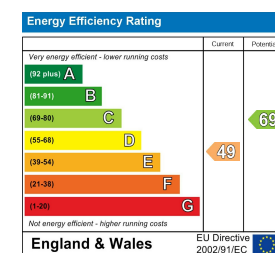
Offers in the region of £330,000

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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

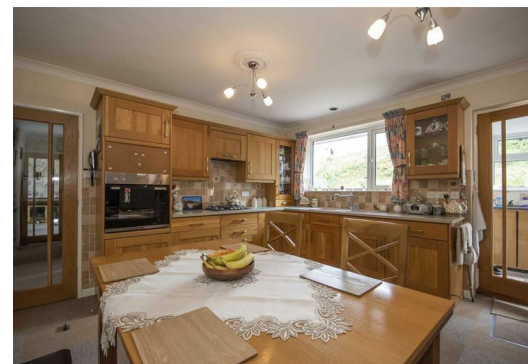


Situated in the convenient village of Trewern between Welshpool and Shrewsbury this well proportioned four bedroom detached family house benefits from ground floor bedroom with wet room en suite, large lounge, conservatory, kitchen/diner, utility, two large first floor bedrooms. The property has a large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



01938 555 552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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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" x 14'9"

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

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