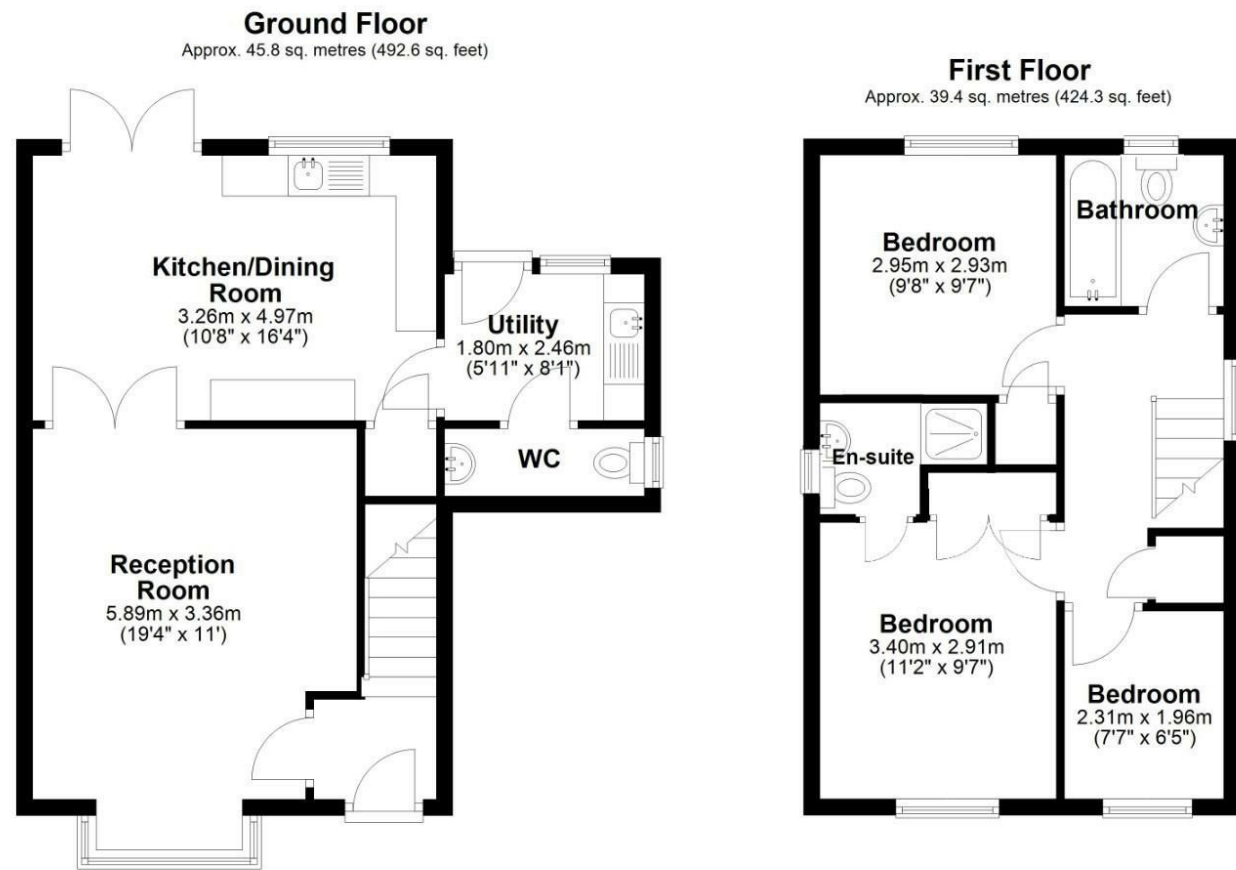


FOR SALE

5 Maes Y Ddawns, Llangadfan, Welshpool, Powys, SY21 0GA



Total area: approx. 85.2 sq. metres (916.9 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.



FOR SALE

£230,000

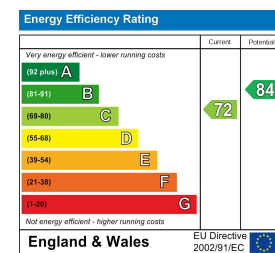
5 Maes Y Ddawns, Llangadfan, Welshpool, Powys, SY21 0GA

Situated in the village of Llangadfan this well presented three bedroom detached family home comprises entrance hall, lounge, kitchen / diner with French doors leading into the rear garden, utility, W.C., landing, master bedroom with built in wardrobe and en suite shower room, two further bedrooms and family bathroom. The property is very well presented and benefits from double glazing, off road parking, single garage (could be converted to additional living accommodation, subject to planning) oil fired combination central heating and pleasant well maintained gardens.

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



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01938 555 552



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Popular Village Location
- Detached Property
- Three Bedrooms
- Garage along with Off Road Parking
- Oil Fired Central Heating
- Viewing Recommended

Utility

8'0 x 5'6

Fitted with a range of wall and base units with laminate work surfaces, plumbing and space for washing machine, Firebird oil combination boiler, stainless steel sink drainer unit, mixer tap, double glazed window to the rear elevation, frosted double glazed rear access door, tiled floor, central heating radiator, extractor fan, loft access, tiled splashbacks.

W.C.

Pedestal wash hand basin, low level W.C., central heating radiator, frosted double glazed window to the side elevation, tiled floor.

Landing

Double glazed window to the side elevation, loft access with drop down ladder and boarded storage area, central heating radiator, linen cupboard.

Bedroom One

11'6 x 9'4

Double glazed window to the front elevation, central heating radiator, built in double wardrobe, television point, telephone point.

En-Suite

Walk in shower, low level W.C., pedestal wash hand basin, tiled floor, part tiled walls, frosted double glazed window to the side elevation, recessed spot lights, extractor fan, central heating radiator.

Bedroom Two

9'5 x 9'4

Double glazed window to the rear elevation, central heating radiator, built in single wardrobe.

Bedroom Three

8'1 x 6'4

Double glazed window to the front elevation, central heating radiator.

Bathroom

Bath with shower over and screen, part tiled walls, low level W.C., pedestal wash hand basin, central heating radiator, shaver socket, frosted double glazed window to the rear elevation, tiled floor, recessed spotlights, extractor fan.

Externally

To the front the property has tarmacked off road parking, entrance canopy, courtesy light, pedestrian access gate to the side of the property, gravelled borders.

To the rear the property has a paved patio seating area, outside tap, lawned area, power socket, oil tank, shed, courtesy light,.

To the side of the property there is a further lawned area.

Garage

16'9 x 8'6

Which is plastered, with power and light (could be converted to further living accommodation subject to obtaining the relevant planning).

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 'D'

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 SY21 0GA

What3Words Reference is ///sleepers.forensic.bond

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
www.rightmove.co.uk
www.onthemarket.com

Frosted Double Glazed Entrance Door

Leading into

Entrance Hall

Stairs off, fuse board, central heating radiator, door to

Lounge

15'2 x 12'9

Double glazed boxed bay to the front elevation, central heating radiator, television point, telephone point, panelled glazed doors leading into

Kitchen/Dining Room

16'5 x 10'5

Fitted with a range of modern wall and base units with laminate work surfaces, electric hob and oven, extractor canopy, double glazed window to the rear elevation, stainless steel sink drainer unit, mixer tap, integrated fridge freezer and dishwasher. Tiled floor, tiled splashbacks, telephone point, double glazed French doors leading into the rear garden, central heating radiator, under stairs shelved pantry cupboard. Door to