



**FOR SALE**

Offers in the region of £350,000

**Bwlchcae Haidd, Bwlch-Y-Ffridd, Newtown, Powys, SY16 3JB**

Situated on a large well stocked plot this four bedroom family home which boasts some fantastic views. The property has been improved by the current owner and now benefits from re fitted kitchen, garage converted into bedroom with en suite wet room, ideal for guests or a dependant relative, double glazing, oil fired central heating and new internal doors. The accommodation briefly comprises entrance porch, hall, lounge with stove, kitchen/diner, utility, four double bedrooms along with a family bathroom. Summerhouse and Greenhouse. Viewing essential to appreciate the size, quality, location, plot size and views.





- **Four Bedroomed Family Home**
- **Shaker Style Kitchen with Wine Cooler**
- **Summer House with Veranda**
- **Generous Sized Gardens**
- **Rurally Situated with Stunning Views**
- **Viewing Highly Recommended**

**UPVC DOUBLE GLAZED ENTRANCE DOOR**  
Into

**ENTRANCE PORCH**  
With double glazed window to the front elevation, frosted glazed door leading into

**ENTRANCE HALL**  
With stairs off, central heating radiator, panelled glazed door leading to

**LOUNGE**  
18'0 x 13'8 (5.49m x 4.17m)  
Inset multi fuel stove set on slate tiled hearth, double glazed windows to both front and rear elevations, wood block flooring, three wall light points, television point, two central heating radiators.

**KITCHEN**  
14'5 x 11'9 (4.39m x 3.58m)  
Re-fitted with a modern shaker style range wall and base units with laminate work surfaces, space for electric cooker, extractor canopy, wine cooler, stainless steel sink drainer unit, mixer tap, integrated dishwasher, plate rack, central heating radiator. Double glazed patio doors to the front elevation with far reaching views, double glazed window to the rear overlooking the garden, understairs storage cupboard housing Worcester oil fired boiler, timer controls, glazed door to

**UTILITY**  
8'7 x 5'9 (2.62m x 1.75m)  
Plumbing and space for washing machine, space for fridge/freezer, central heating radiator, frosted double glazed rear access door.

**W.C.**  
Low level W.C., wash hand basin set on vanity unit.

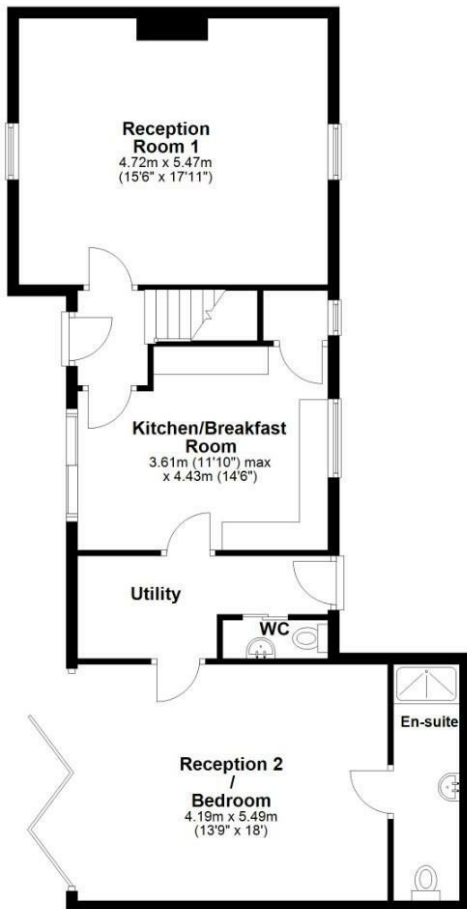
**BEDROOM FOUR/PLAY ROOM**  
18'0 x 12'9 (5.49m x 3.89m)  
Bi fold doors to the front elevation with far reaching views, vaulted ceiling, underfloor heating, two double glazed roof lights, double glazed window to the side elevation creating a bright and airy room, door to

**WET ROOM**  
Walk in shower, wash hand basin set on vanity unit, low level W.C., double glazed window to the rear elevation, electric heated chrome towel rail, recessed spotlights extractor fan, underfloor heating.



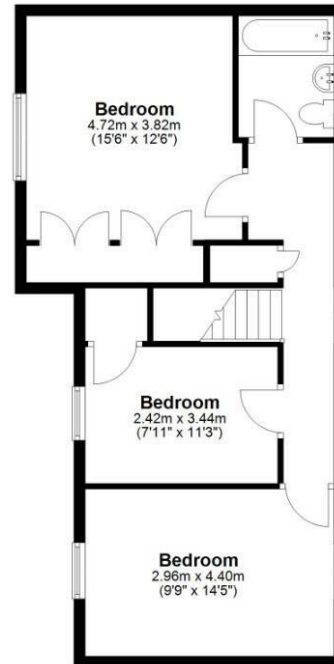
**Ground Floor**

Approx. 83.9 sq. metres (903.3 sq. feet)



**First Floor**

Approx. 59.4 sq. metres (639.7 sq. feet)



Total area: approx. 143.3 sq. metres (1542.9 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.

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.



1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



#### LANDING

Double glazed window to the rear elevation, central heating radiator, airing cupboard, loft access.

#### BEDROOM ONE

12'7 x 11'9 (3.84m x 3.58m)

Double glazed window to the front elevation, central heating radiator, three built in double wardrobes.

#### BEDROOM TWO

14'5 x 10'7 (4.39m x 3.23m)

Double glazed windows to front and rear elevations, central heating radiator.

#### BEDROOM THREE

12'0 x 8'0 (3.66m x 2.44m)

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

#### FAMILY BATHROOM

Fitted with a white suite comprising bath with mixer tap with shower attachment, pedestal wash hand basin, low level W.C., frosted double glazed window to the rear elevation, part tiled walls, towel rail.

#### EXTERNALLY

To the front the property has lawned area, external power points, courtesy lights, parking area, stocked borders.

To the rear the property has a large wrap around rear garden with oil tank, outside tap, external power points, shed, lawned area, fruit bushes, apple trees, greenhouse, stream runs through the property, further large lawned area.

#### SUMMER HOUSE

11'9 x 10'4 (3.58m x 3.15m)

Steps up to a covered veranda with stunning views, glazed French doors to the front with windows to either elevation.

#### AGENTS NOTES

The property will require a new septic tank.

#### 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 'E'

#### 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

#### DIRECTIONS

Postcode for the property is SY16 3JB

What3Words Reference is variously.chips.layers

#### 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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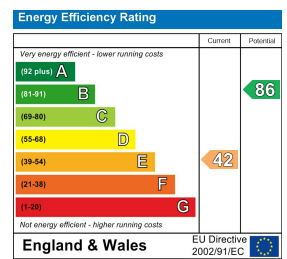
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend 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



01938 555 552

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



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