



FOR SALE

Offers in the region of £450,000

**Ty'r Ddol Watrgate Street, Llanfair Caereinion, Welshpool, Powys,
SY21 0BS**

This large five bedroom individually designed detached family house is situated on the edge of Llanfair Caereinion with rural farmland views. The well proportioned property comprises a large lounge with stove, large kitchen/diner with French doors leading out onto the balcony, utility, W.C., study, master bedroom with built in wardrobes and en suite, two double bedrooms with en suite, two further double bedrooms and family bathroom. The property has a garage, oil fired central heating, underfloor heating in the kitchen/diner, lovely rural views and a pleasant rear garden. No Onward Chain.





- Attractive Detached 5 Bedroomed Family Property
- Large Open Plan Kitchen/Diner
- Three Bedrooms with En-Suites
- Spacious Living Room with Log Burner
- Countryside Views
- Located Close to Amenities in Llanfair Caereinion

FROSTED DOUBLE GLAZED ENTRANCE DOOR

Leading into

ENTRANCE HALL

With panelled glazed doors leading into Lounge, engineered Oak flooring, radiator, cloaks cupboard, stairs upto Kitchen and Bedrooms, stairs down to Garage and Utility.

W.C.

With pedestal wash hand basin, low level W.C., engineered Oak flooring, heated chrome towel rail, frosted double glazed window, part tiled walls, extractor fan.

LOUNGE

19'9 x 12'9 (6.02m x 3.89m)

Large brick inglenook fireplace with inset wood burning stove, engineered oak flooring, two radiators, double glazed bay window to the front elevation with farmland views, double glazed French doors with side windows leading out onto the rear patio entertaining area.

STUDY

max measurements 11'7 x 7'6 (max measurements 3.53m x 2.29m)

Being L shaped, engineered Oak flooring, double glazed window to the rear elevation, radiator, telephone point.

KITCHEN/DINING ROOM

29'3 x 17'9 (8.92m x 5.41m)

Large open plan family room with double glazed French doors with side windows leading onto decked seating area with farmland views, tiled floor, underfloor heating, double glazed windows to side and rear elevations, fitted with a range of Oak fronted wall and base units with polished granite work surfaces. One and a half bowl stainless steel sink drainer unit, mixer tap, space for range cooker, extractor canopy, central island with integrated dishwasher and breakfast bar, integrated microwave, space and plumbing for American style fridge/freezer, tiled splashbacks, walk in shelved pantry, frosted double glazed side access door.

BASEMENT LANDING

With tiled floor, radiator, doors to Garage and Utility room.

GARAGE

19'0 x 12'9 (5.79m x 3.89m)

With electrically operated up and over door, frosted double glazed pedestrian access door, airing cylinder and oil boiler.

UTILITY

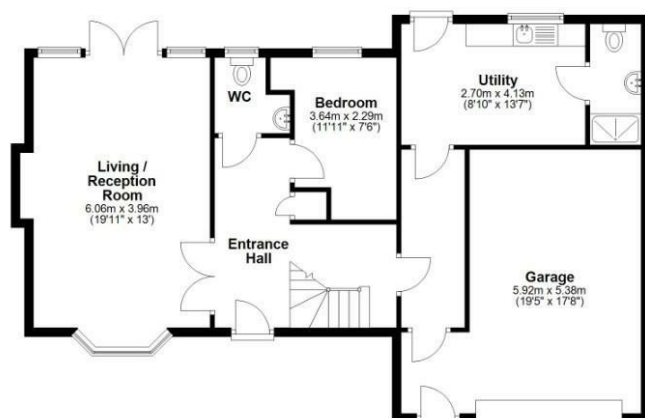
13'6 x 8'8 (4.11m x 2.64m)

With a range of wall and base units with laminate work surfaces, sink drainer unit with mixer tap, tiled floor, double glazed window to the rear, double glazed rear access door leading to walled courtyard, radiator, extractor fan.



Ground Floor

Approx. 107.3 sq. metres (1155.1 sq. feet)



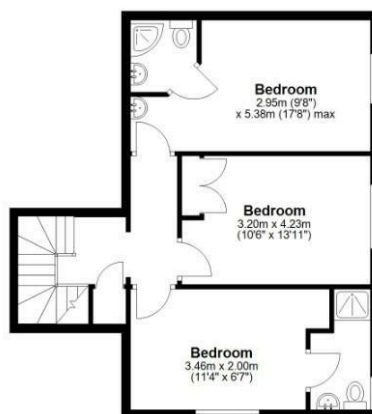
First Floor

Approx. 95.4 sq. metres (1026.9 sq. feet)



Second Floor

Approx. 53.0 sq. metres (570.2 sq. feet)



Total area: approx. 255.7 sq. metres (2752.2 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



5 Bedroom/s



4 Bath/Shower
Room/s



WET ROOM

With tiled walls and floor, shower, low level W.C., heated chrome towel rail, extractor fan, pedestal wash hand basin.

LANDING

Double glazed window to the front elevation, radiator, loft access.

MASTER BEDROOM

13'0 x 11'4 (3.96m x 3.45m)

Double glazed window to the front elevation with farmland views, radiator, two built in double wardrobes.

EN-SUITE

With P shaped bath with shower over and screen, pedestal wash hand basin, low level W.C., tiled floor and walls, heated chrome towel rail, frosted double glazed window to the rear elevation, shaver light.

BEDROOM TWO

11'7 x 10'0 (3.53m x 3.05m)

Double glazed window to the rear elevation, radiator.

FAMILY BATHROOM

P shaped bath with shower over and screen, low level W.C., wash hand basin, heated chrome towel rail, frosted double glazed window, part tiled walls, tiled floor, extractor fan.

STAIRS UP TO UPPER LANDING

Linen cupboard, radiator.

BEDROOM THREE

13'0 x 8'8 (3.96m x 2.64m)

Double glazed window to the front elevation, radiator, built in double wardrobe.

EN-SUITE

Wash hand basin on vanity unit, low level W.C., heated chrome towel rail, frosted double glazed window to the side elevation, walk in double shower, extractor fan, tiled floor and walls.



BEDROOM FOUR

13'4 x 8'8 (4.06m x 2.64m)

Double glazed window to the side elevation, radiator, heated towel rail.

EN-SUITE

Walk in corner shower, low level W.C., wash hand basin set on vanity unit, extractor fan, tiled floor and walls.

BEDROOM FIVE

Double glazed window to the side elevation, radiator, built in double wardrobe.

EXTERNALLY

To the front the property is approached along a private driveway leading to gravelled parking area, steps up to the front door, entrance canopy, courtesy light, stocked borders.

To the rear the rear garden has a walled surround, paved patio entertaining area, lawn, stocked borders, external power point, wood store, pedestrian side access gate, courtesy light, step up to Kitchen door, oil tank.

SERVICES

Mains electricity, water and oil central heating are connected at the property. The property benefits from Thermal Solar Panels. 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 'G'

VIEWING

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552.
Email: welshpool@hallsrgb.com



DIRECTIONS

Postcode for the property is SY21 0BS

What3Words Reference is ///extra.adults.explained

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

FOR SALE

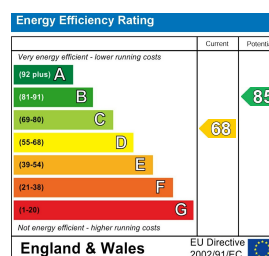
Ty'r Ddol Watrgate Street, Llanfair Caereinion, Welshpool, Powys, SY21 0BS



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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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