

**FOR SALE****£400,000****Upper Cil Haul, Cwm Golau, Cyfronydd, Welshpool, Powys, SY21 9EY**

Situated in an elevated setting with outstanding far reaching rural views this three bedroom small holding requires modernisation and refurbishment. The property sits in around 17 acres divided into 8 paddocks. The property has a variety of useful outbuildings including stock barns, hay barns, three car ports, workshops and storage sheds. No Onward Chain.





- **Rural Small Holding Requiring Modernisation & Refurbishment**
- **Kitchen/Diner, Lounge & Three Bedrooms**
- **Sitting in a Plot of Approximately 17 acres**
- **Hay Barn, Stock Barn, Workshop, Car Port**
- **Elevated Setting with Outstanding Far Reaching Views**
- **No Onward Chain**

FROSTED DOUBLE GLAZED ENTRANCE DOOR

Lead into

LOUNGE

13'0 x 12'2 (3.96m x 3.71m)

Inset wood burning stove, double glazed window to the front elevation, television point, fuse board, door into

KITCHEN/DINING ROOM

21'8 x 14'1 (6.60m x 4.29m)

Fitted with a range of wall and base units, laminate work surfaces, electric hob and oven, extractor canopy, stainless steel sink drainer unit, Rayburn Royal oil fired boiler providing hot water, two double glazed windows to the front elevation, tiled floor, stairs off, plumbing and space for washing machine, space for fridge.

UTILITY ROOM

18'3 x 12'1 (5.56m x 3.68m)

With tiled floor, window to the rear elevation, doors to either side.

W.C.

With low level W.C., wall mounted wash hand basin, tiled floor, extractor fan, frosted window to the side elevation.

LANDING

Double glazed window to the rear elevation.

BEDROOM ONE

13'5 x 12'2 (4.09m x 3.71m)

Double glazed window to the front elevation.

BEDROOM TWO

10'4 x 9'2 (3.15m x 2.79m)

Double glazed window to the front elevation, storage cupboard.

BEDROOM THREE

maximum measurements 9'7 x 8'7 (maximum measurements 2.92m x 2.62m)

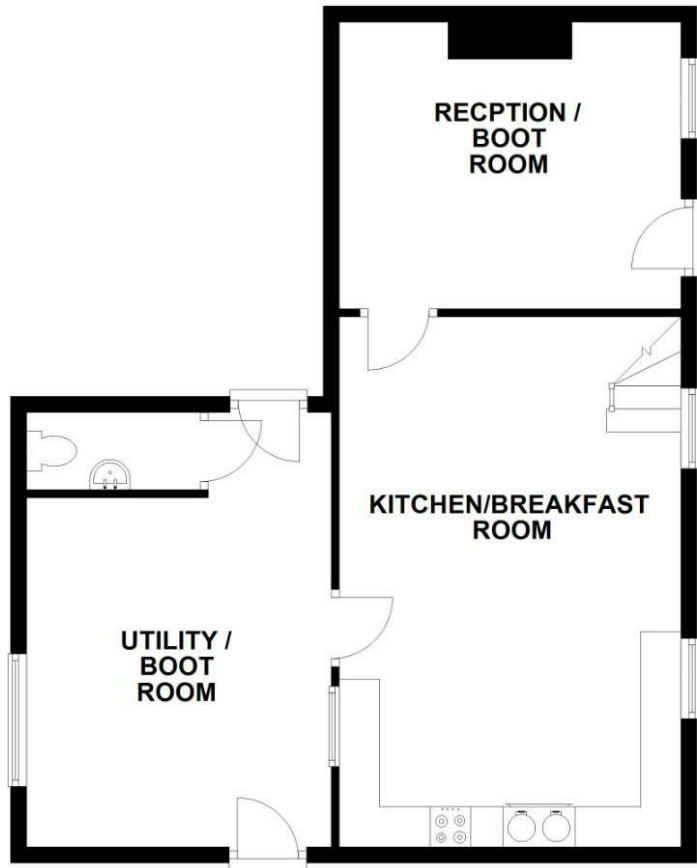
Being L shaped, airing cupboard, loft access, double glazed window to the front elevation.

BATHROOM

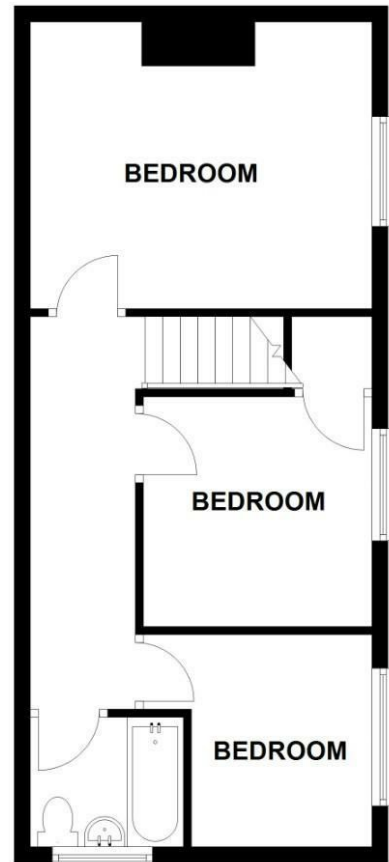
Fitted with a white suite, comprising bath with electric shower over and screen, pedestal wash hand basin, low level W.C., frosted double glazed window to the side elevation, part tiled walls.



GROUND FLOOR



FIRST FLOOR



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



3 Bedroom/s



1 Bath/Shower Room/s



EXTERNALLY

The property is approached along gravelled driveway which leads to a tarmacked parking area.

To the front of the property there is an oil tank, lawned garden area with shed, courtesy light.

To the rear there is a further lawned area and paved patio seating area with far reaching views along the valley, septic tank.

the property comprises 17 acres of hill grazing land, divided into eight paddocks.

OUTBUILDINGS

THREE CORRUGATED CAR PORTS

STORAGE SHED

HAY BARN

BRICK STORE

WORKSHOP

OPEN FRONTED BARN

39'8 x 32'4 (12.09m x 9.86m)

STOCK BARN

39'6 x 16'4 (12.04m x 4.98m)

CONCRETE YARD AREA

SERVICES

Mains electricity, water and also has well water supply, private drainage via a septic tank 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 'F'

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 9EY

What3Words Reference is [///comb.sneezing.fended](https://www.what3words.com/comb.sneezing.fended)

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

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www.hallsgb.com

www.rightmove.co.uk

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FOR SALE

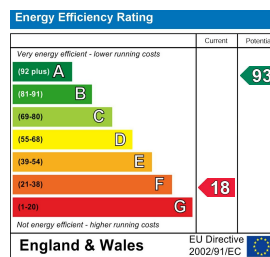
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555 552

Welshpool Sales
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