

**FOR SALE**

Offers in the region of £395,000

Pentre Uchaf, Meifod, Powys, SY22 6DH

Situated on the edge of the village this well presented four bedroom cottage has undergone a comprehensive scheme of refurbishment. The well presented accommodation comprises entrance hall, shower room, lounge with wood burning stove, large open plan kitchen diner with recently fitted bespoke oak kitchen with granite work surfaces, galleried landing, master bedroom with bedroom four/study off, two further bedrooms and family bathroom. A particular feature of the property is the generous gardens with elevated patio with lovely views and polytunnel. Viewing advised to appreciate the quality, views and situation of this charming character cottage.





- **Character Four Bed Detached Cottage**
- **Refurbished to a High Standard**
- **Bespoke Kitchen with Granite Work Surfaces**
- **Generous Sized Gardens with Elevated Patio**
- **Edge of Popular Village Location**
- **With Lovely Countryside Views**

STABLE DOOR

Leads into

ENTRANCE HALL

With cloaks cupboard, tiled floor.

SHOWER ROOM

With walk in electric corner shower, low level W.C., pedestal wash hand basin, frosted double glazed window to the side elevation, heated chrome towel rail, recessed spotlights, extractor fan, tiled flooring, shelved storage cupboard.

LOUNGE

18'8 x 11'3 (5.69m x 3.43m)

With wood burning stove set on slate hearth with exposed brick chimney breast, engineered Oak flooring, turned staircase off, two central heating radiators, double glazed windows to the front elevation, double glazed French doors to the front, exposed brick work to one wall, exposed ceiling beam, television point, telephone point.

OPEN PLAN KITCHEN/DINER

24'8 x 11'9 (7.52m x 3.58m)

With engineered Oak flooring throughout, recently fitted bespoke Oak kitchen with polished granite work surfaces, inset ceramic sink with mixer tap, exposed ceiling beam, space for gas/electric range cooker with extractor canopy over, integrated dishwasher, washing machine, fridge and freezer, double glazed window to the front elevation.

DINING AREA

Double glazed window to the front elevation, radiator, Oak doors lead into Entrance Porch with stable door to front and double glazed window to the rear.

GALLERIED LANDING

Engineered Oak flooring, radiator, loft access, double glazed window to the front elevation.

MASTER BEDROOM

14'1 x 11'2 (4.29m x 3.40m)

Double glazed windows to both front and rear elevations, radiator, engineered Oak flooring, built in double and single wardrobe, recessed display shelving, telephone point, door to

BEDROOM FOUR/STUDY

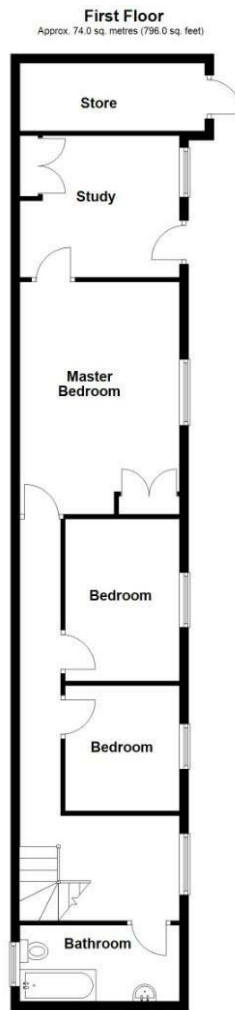
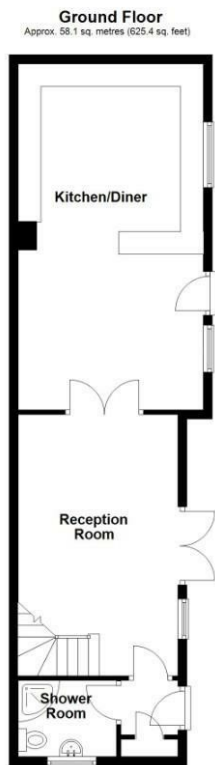
13'3 x 9'7 (4.04m x 2.92m)

Double glazed window to the front elevation, stable door to the front, wood laminate floor covering, radiator, built in double wardrobe, smoke alarm.

BEDROOM TWO

11'8 x 8'4 (3.56m x 2.54m)

Double glazed window to the front elevation, radiator, engineered Oak flooring.



Total area: approx. 132.0 sq. metres (1421.4 sq. feet)

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



4 Bedroom/s



2 Bath/Shower Room/s



BEDROOM THREE

9'1 x 8'2 (2.77m x 2.49m)

Double glazed windows to the front elevation, radiator, engineered Oak flooring.

FAMILY BATHROOM

Bath with shower over and screen, low level W.C., pedestal wash hand basin, tiled floor, radiator, recessed spotlights, extractor fan, part tiled walls, double glazed window to the rear elevation, two stained glass windows overlooking the Galleried Landing, heated chrome towel rail.

EXTERNALLY

To the front the property has gravelled off road parking area, steps up to front door, paved seating area with fenced surround, shed with power light, base units with wooden work surfaces making an ideal workshop, Worcester oil fired boiler, wood store.

To the rear of the property is a gravelled area running along the length of the property, oil tank.

To the front of the property there is access from the Bedroom Four/Study, elevated paved patio area with lovely views along the valley, storage shed, gate providing access to the gardens, steps lead up to a lawned area with well stocked borders, raised decked seating area ideal for hot tub, two raised beds, steps lead up to further paved entertaining area with BBQ and external power point. There is a further lawned area with polytunnel, greenhouse, tap, Summer House, composting area. In addition there is a further parking area for two cars to the side of the garden area.

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 SY22 6DH

What3Words Reference is snuggle.equipment.defender

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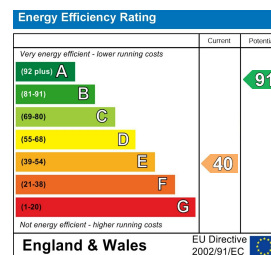
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555 552

Welshpool Sales
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