

FOR SALE

35, Gerddi Cledan Carno, Caersws, Powys, SY17 5JT



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

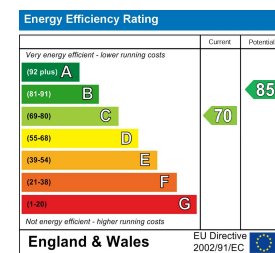
Offers in the region of £260,000

35, Gerddi Cledan Carno, Caersws, Powys, SY17 5JT

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



Situated in the village of Carno the very well presented and maintained three bedroom detached bungalow comprises entrance hall, lounge, refitted kitchen/breakfast room, conservatory, three bedrooms and refitted shower room. The property benefits from double glazing, recently fitted UPVC doors, gas fired combination central heating, off road parking, the garage has been split into a store to the front and utility and W.C. to the rear. Viewing advised. No onward chain.



01938 555 552

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

2 Reception
Room/s

3 Bedroom/s

1 Bath/Shower
Room/s

- Detached Three Bedroomed Bungalow
- Refitted Kitchen and Bathroom
- Situated on a Pleasant Cul De Sac
- Off Road Parking with Converted Garage
- Popular Village Location of Carno
- Viewing is Highly Recommended

Frosted Double Glazed Entrance Door

Leading into

Entrance Hall

Engineered Oak floor covering, central heating radiator, loft access, telephone point, smoke alarm, cloaks cupboard.

Lounge

19'7 x 10'10

Engineered Oak floor covering, electric feature stove with decorative timber surround, double glazed window to the front elevation, two central heating radiators.

Kitchen

9'2 x 13'3

Fitted with a range of shaker style wall and base units with laminate work surfaces, electric hob, stainless steel extractor canopy, stainless steel sink drainer unit with mixer tap, plumbing and space for dishwasher, electric oven, built in microwave oven, space for fridge freezer, breakfast bar, central heating radiator, double glazed windows to both side and rear elevations, double glazed doors leading through to

Conservatory

11'5 x 10'7

Double glazed windows to three elevations, double glazed French doors to the side, central heating radiator.

Bedroom One

15'8 maximum measurements x 10'10

Double glazed window to the rear elevation, central heating radiator, television point.

Bedroom Two

8'7 x 13'3

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

Bedroom Three/Study

7'0 x 8'5

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

Shower Room

Refitted with a walk in double shower with waterfall shower head and side jets, low level W.C., wash hand basin set on vanity unit with storage cupboards under, tiled walls and floor, frosted double glazed window to the side elevation, shaver point, central heating radiator, electric heated chrome towel rail, cupboard housing gas boiler.

Externally

To the front the property has lawned area, gravelled area, off road parking, pathway to the front door, double doors provide access to the Garage, which has been split into a storage area to the front and utility space to the rear.

The rear garden has paved patio seating area, pedestrian access gates to either side, outside tap, lawned area, powerpoint and a fence surround.

Utility Area

8'2 x 7'5

To the rear of the property there is a UPVC double glazed access door which provides access to the utility space, plumbing and space for washing machine, tumble dryer, space for fridge freezer, also has a wall mounted wash hand basin and low level W.C..

Agents Notes

This property is offered for sale with no onward chain.

Services

Mains electricity, water and gas central heating are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax BandPowys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'D'**Viewings**

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

Directions

Postcode for the property is SY17 5JT

What3Words Reference is ///gathering.sling.wobbles

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.

WebsitesPlease note all of our properties can be viewed on the following websites:
www.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com