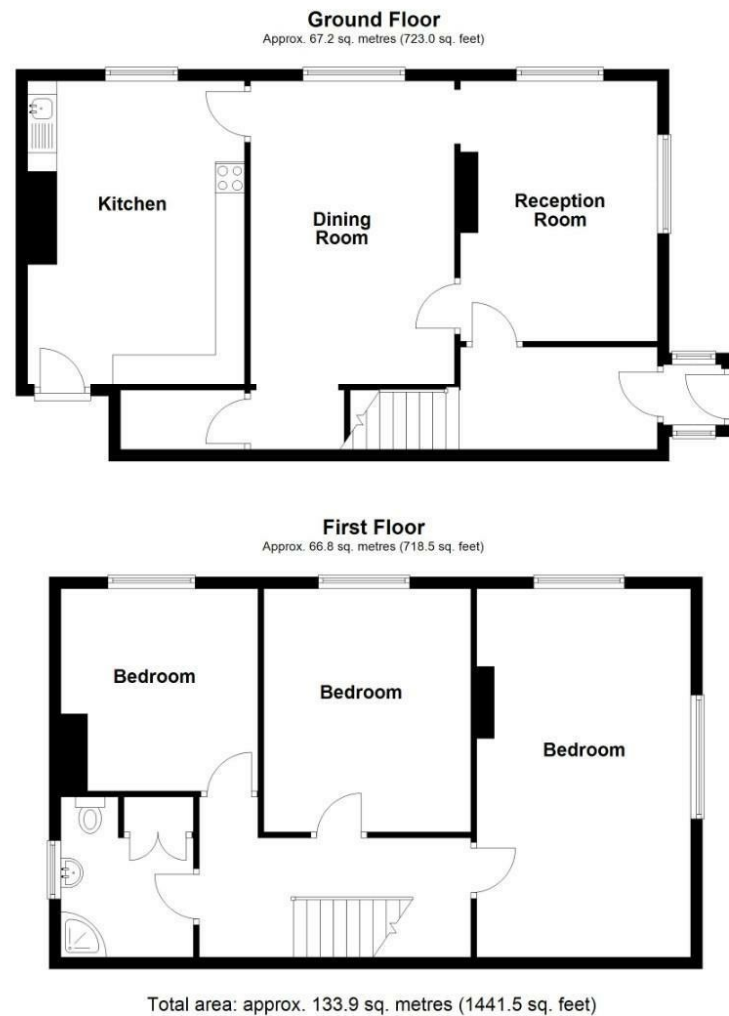


FOR SALE

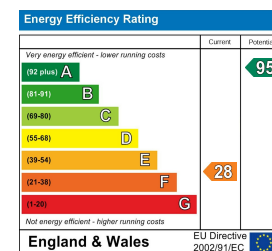
Morley House Llanfyllin, Powys, SY22 5ET



**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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Halls 1845



FOR SALE

Offers in the region of £325,000

Morley House Llanfyllin, Powys, SY22 5ET


Situated on the edge of Llanfyllin this semi detached former school house dates from 1870 and boasts high ceilings, large windows creating light bright living accommodation with lovely rural views. The accommodation comprises entrance porch, entrance hall, lounge, sitting room, kitchen/diner, covered rear area with shed and W.C., landing, large master bedroom with rural views, two further double bedrooms and shower room. The property sits in a generous plot with carport and has a large kitchen garden.





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01938 555 552



  
null Reception  
Room/s

  
3 Bedroom/s

  
1 Bath/Shower  
Room/s



- Semi Detached Three Bedroomed Property
- Dating Back to 1870
- Bright Well Proportioned Rooms Benefiting from High Ceilings
- Large Plot with Gardens and Car Port
- Rural Views Surround the Property
- Edge of Llanfyllin and all its Amenities

**Double Glazed Entrance Door**  
Leading into

**Entrance Porch**  
With double glazed windows to three elevations, quarry tiled floor, frosted double glazed entrance door leading to

**Entrance Hall**  
With stairs off, central heating radiator, telephone point.

**Lounge**  
13'0 x 11'8  
Double glazed windows to front and side elevations, two central heating radiators, two wall light points.

**Sitting Room**  
16'5 x 11'4  
With double glazed window to the side elevation, electric feature fire with marble backing and hearth and decorative surround, two central heating radiators, built in shelving and storage cupboards either side of the chimney breast, two wall light points, understairs storage cupboard.

**Pantry Cupboard**  
With space for fridge freezer.

**Kitchen/Dining Room**  
15'4 x 12'3  
Fitted with a range of wall and base units with laminate work surfaces, space for electric cooker, extractor canopy, plumbing and space for washing machine, oil fired Stanley Range cooker providing heat and water, stainless steel sink drainer unit, space for tumble dryer, tiled floor, double glazed windows to the side elevation, central heating radiator, part tiled walls. Frosted glazed rear door leading to

**Cupboard Area**  
20'1 x 12'1  
With oil tank, door to garden, shed and W.C.,

**Galleried Landing**  
Central heating radiator.

**Bedroom One**  
20'2 x 12'8  
Double glazed windows to front and side elevations, central heating radiator, loft access.

**Bedroom Two**  
13'6 x 11'6  
Double glazed window to the side elevation, central heating radiator.

**Bedroom Three**  
12'7 x 11'2  
Double glazed window to the side elevation, central heating radiator, loft access.

**Shower Room**  
With walk in corner electric shower, low level W.C., pedestal wash hand basin, central heating radiator, frosted double glazed window to the rear elevation, airing cupboard, extractor fan.

**Externally**  
The property has gated pedestrian and vehicular access, off road parking leading to Carport. There is a paved patio area, gravelled area with steps up to lawn, covered rear entrance porch, septic tank.

Large rear kitchen garden with vegetable growing area and greenhouse.

**Carport**  
15'8 x 10'9

**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 '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 SY22 5ET

What3Words Reference [///rainwater.regime.bind](#)

**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.halls.gb.com](http://www.halls.gb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)