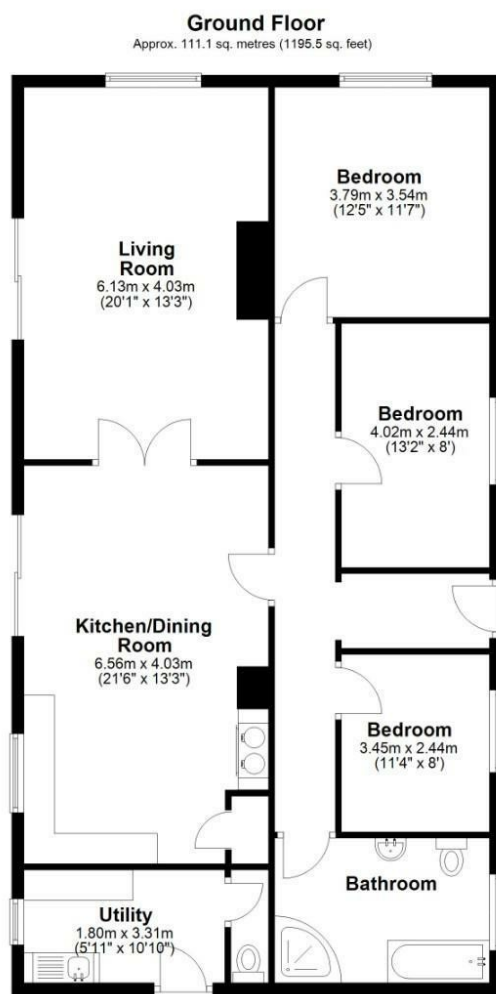


FOR SALE

Bron Camlas Berriew, Welshpool, Powys, SY21 8AN

Halls 1845



Total area: approx. 111.1 sq. metres (1195.5 sq. feet)



FOR SALE

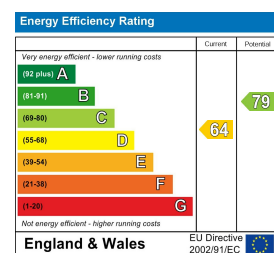
Offers in the region of £350,000

Bron Camlas Berriew, Welshpool, Powys, SY21 8AN

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



Canal side bungalow with lovely rural views to the rear over the valley. This three bedroom detached bungalow is situated on the edge of the village of Berriew close to local village amenities. The well proportioned living accommodation comprises entrance hall, lounge with wood burning stove and patio doors to the rear garden, double door lead to the large kitchen/diner with patio door to the rear garden, side hallway, utility W.C., three bedrooms and bathroom. The property sits in a generous plot with summerhouse shed and garage, 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.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Three Bedroomed Detached Bungalow
- Wood Burning Stove in Living Room
- Generous Sized Plot
- Single Garage, Summerhouse and Shed
- Edge of the Village of Berriew
- Viewing Advised

Frosted Double Glazed Entrance Door

Leading into

Entrance Hall

Two central heating radiators, loft access with drop down ladder and boarded storage area, doors to Kitchen/Dining Room, Bedrooms and Bathroom.

Lounge

20'7 x 13'0

Inset Arrow wood burning stove with stone surround, quarry tiled hearth, double glazed patio doors leading to the rear with views over the garden, canal and valley beyond, double glazed to the side elevation, two central heating radiators, two wall light points, telephone point, double doors opening into the

Kitchen/Dining Room

21'4 x 13'1

Fitted with a range of shaker style wall and base units with laminate work surfaces, one and half bowl stainless steel sink drainer unit, mixer tap, integrated fridge and dishwasher, Bosch double oven and electric hob, extractor canopy, under unit lighting, central island, double glazed window to rear with views over the canal and valley beyond. Oil fired Rayburn providing hot water, central heating radiator, double glazed patio doors to the rear garden, wine rack, tiled splashbacks, shelved airing cupboard, recessed spotlights to Kitchen area, door to

Side Hallway

With double glazed side access door, opens into

Utility Room

5'9 x 6'8

Oil fired boiler providing heating and hot water, stainless steel sink drainer unit, plumbing and space for washing machine, wall and base units with laminate work surfaces, double glazed window to the rear elevation.

W.C.

With low level W.C., central heating radiator, frosted double glazed window to the side elevation, heating timer controls.

Bedroom One

12'4 x 11'3

Double glazed windows to the side elevation, central heating radiator, two wall light points.

Bedroom Two

12'8 x 7'7

Double glazed window to the front elevations, central heating radiator.

Bedroom Three

11'2 x 7'8

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

Bathroom

Fitted with a white four piece suite, comprising bath with walk in corner electric shower, pedestal wash hand basin, low level W.C., frosted double glazed window to the front elevation, heated chrome towel rail, shaver light, part tiled walls.

Externally

The property is approached along a shared driveway with the next door property, leading to a tarmacked off road parking area to the front and side of the property.

Additional parking to the rear of the property, covered area, Greenhouse. Gravelled area, outside tap, lawned area, lovely views over the canal and across the valley, external power point and courtesy light.

Garage

24'4 x 12'8

With an up and over door, fuse board, side access door, power and light. The garage does show sign of some historic movement.

Storage Shed

9'9 x 9'8

Summer House

9'5 x 9'7

With power and light.

Agents Notes

This property is offered for sale with no onward chain.

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 'F'

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 SY21 8AN

What3Words Reference is ///revived.lived.hacksaw

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
www.rightmove.co.uk
www.onthemarket.com