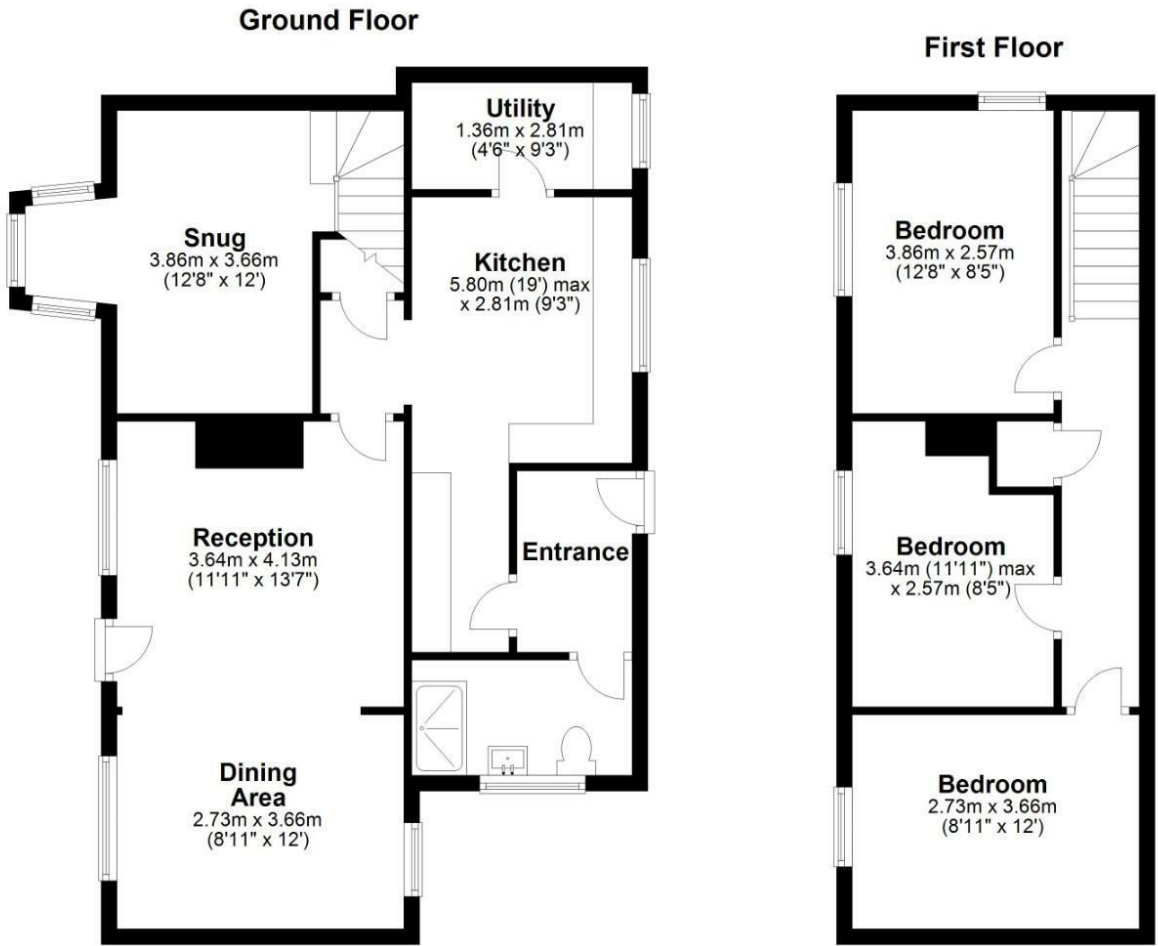


FOR SALE

The Hollies Llwynderw, Welshpool, SY21 8SE



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

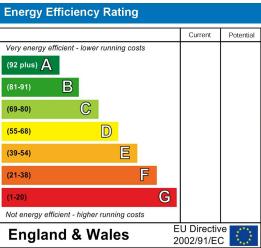
Offers in the region of £255,000

The Hollies Llwynderw, Welshpool, SY21 8SE

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



Character cottage with pleasant farmland views to the rear. The accommodation comprises entrance porch, lounge with stove and exposed ceiling beams, dining room, kitchen/diner, utility, rear porch, shower room, landing and three bedrooms. There is a parking area, garage, shed and lawned garden to the rear. The property has oil fired central heating and has its own septic tank. No onward chain.



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@halls.gb.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



- Character 3 Bedroomed Detached Cottage
- Feature Exposed Ceiling Beams
- Private Parking, Garage & Shed
- Close Proximity to Welshpool
- Easy Travelling Commute to Newtown
- No Onward Chain

Timber Entrance Door
Leading into

Entrance Porch
With windows to either side.

Lounge
22'1 x 11'9
Two double glazed windows to the front elevation, double glazed window overlooking the rear garden, inset stove set on brick hearth with timber surround, ceiling beams, central heating radiator, television point.

Dining Room
12'6 x 8'8
Double glazed bay window to the front elevation, stairs off, exposed ceiling beams, exposed stone work to one wall, central heating radiator.

Kitchen
17'9 narrowing to 8'9 x 11'1
Fitted with a range of wall and base units with laminate work surfaces, inset sink drainer unit with mixer tap, electric hob, electric oven, stainless steel extractor canopy, double glazed window to the rear, tiled splashbacks. Wood laminate floor covering, central heating radiator, integrated dishwasher, integrated fridge.

Utility Room
9'2 x 4'5
Double glazed window to the rear elevation, plumbing and space for washing machine and tumble dryer, space for fridge freezer, fuse board, loft access, heating timer controls.

Rear Porch
With stable door.

Shower Room
Fitted with a white suite, comprising pedestal wash hand basin, low level W.C., walk in electric double shower, tiled walls, frosted double glazed window to the side elevation, central heating radiator.

Landing
With two roof lights, storage cupboard.

Bedroom One
13'4 x 8'8
Double glazed windows to the front elevation, central heating radiator, exposed ceiling beams.

Bedroom Two
12'4 x 8'9
Double glazed windows to both front and side elevations, central heating radiator, exposed ceiling beam.

Bedroom Three
11'7 max measurements x 8'4 max measurements
Double glazed window to the front elevation, loft access, central heating radiator, exposed ceiling beam.

Exteranally
To the front the property has gravelled pathway leading to the front door, courtesy light, driveway to the side.

To the rear there is a gravelled parking area, outside tap, courtesy light, oil tank, lawned area, septic tank, Worcester oil fired boiler.

Garage
13'0 x 12'3

Shed
12'8 x 8'8

Agents Notes
No Onward Chain.

Services
Mains electricity, water and oil central heating are connected at the property. Drainage is private via a septic tank. 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'

Viewing
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 8SE

What3Words Reference is ///moving.uneearthly.dormant

Anti Money Laundering Checks
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

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