

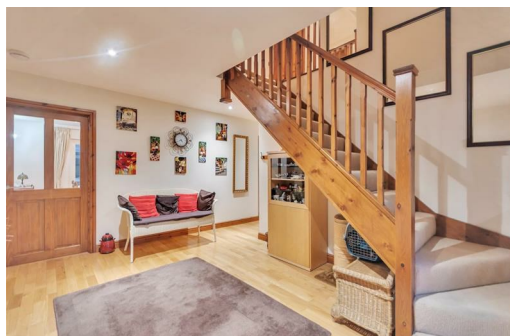
**FOR SALE**

Offers in the region of £425,000

4 The Glebe, Sarn, Newtown, Powys, SY16 4HS

Situated in a quiet cul de sac in the village of Sarn. This large four bedroom Dormer Bungalow offers generous rooms. The property benefits a larger than average double garage along with internally accessed hobby room above, this would make a great annex, (subject to planning). The accommodation comprises entrance hall, lounge, dining room, conservatory, bed 4, kitchen/breakfast room, utility, W.C., master bedroom with an en suite, two further generous bedrooms, family bathroom and study. The property has large private parking area, solar PV, fibre broadband, well stocked rear garden.





- Large Family Sized Dormer Bungalow
- Conservatory, Study, Living & Dining Room
- Four Bedrooms, En-suite and Family Bathroom
- Large Plot, Double Garage with Hobby Room
- Popular Village Location
- Viewing Recommended to Appreciate the Space and Size

UPVC DOUBLE GLAZED ENTRANCE DOOR

Leading into

ENTRANCE HALL

Engineered Oak floor covering, stairs off, radiator, spot lights, smoke alarm, glazed doors to all Living Rooms. Airing cupboard with shelving, tiled floor, cylinder.

LOUNGE

29'9 x 14'7 (9.07m x 4.45m)

Ornamental brick fire surround with slate hearth, two double glazed windows to the side elevation, double glazed bay window to the rear, four wall light points, two central heating radiators, surround sound music system, glazed double doors open into

DINING ROOM

13'6 x 12'1 (4.11m x 3.68m)

Engineered Oak floor covering, two wall light points, central heating radiator, double glazed French doors leading to

CONSERVATORY

15'4 x 10'6 (4.67m x 3.20m)

Double glazed windows to three elevations, double glazed roof, double glazed French doors to the side elevation, central heating radiator, tiled floor, two wall light points.

BEDROOM FOUR

14'4 x 13'6 (4.37m x 4.11m)

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

KITCHEN/BREAKFAST ROOM

15'4 x 14'2 (4.67m x 4.32m)

Extensive range of wall and base units with laminate work surfaces, one and a half bowl stainless steel sink drainer unit, mixer tap, Neff double oven and microwave, electric hob, stainless steel extractor canopy, integrated dishwasher and fridge. Breakfast bar, under unit lighting, recessed spotlights, television point, double glazed window to the rear elevation, tiled splash backs, central heating radiator, tiled floor, glazed door to

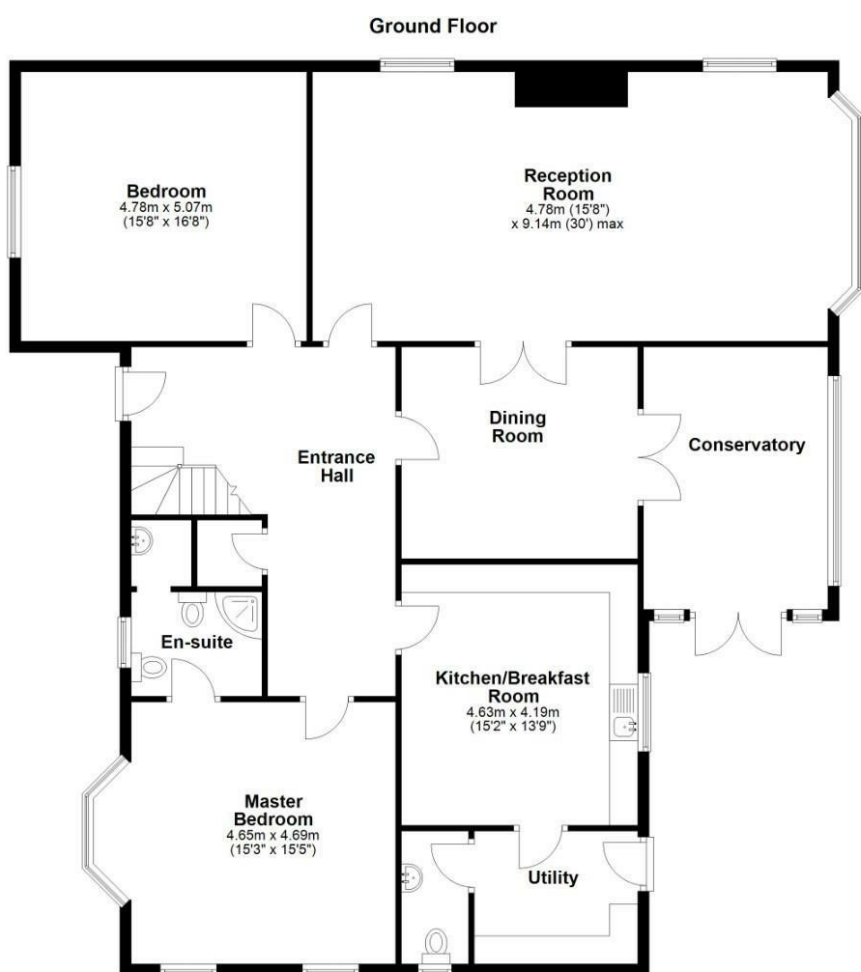
UTILITY ROOM

9'3 x 7'7 (2.82m x 2.31m)

Fitted with a range of wall and base units, laminate work surfaces, plumbing and space for washing machine and tumble dryer, stainless steel sink drainer unit, mixer tap, tiled floor and splashbacks, double glazed door and window to the rear, Grant oil fired boiler and heating timer controls, central heating radiator, extractor fan.

W.C.

Low level W.C., wash hand basin set on vanity unit, tiled floor, extractor fan, central heating radiator, frosted double glazed window to the side elevation.



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.

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 ONE

14'8 x 14'7 (4.47m x 4.45m)

Double glazed bay window to the front elevation, two double glazed windows to the side elevation, built in bedroom furniture including wardrobes, bedside tables, drawer units and dressing table, central heating radiator, two wall light points.

EN-SUITE

Low level W.C., wash hand basin set on vanity unit, bidet, part tiled walls, frosted double glazed window, extractor fan, recessed spot lights, walk in shower, heated chrome towel rail.

LANDING

Two double glazed roof lights, central heating radiator, two eaves access points, loft access.

BEDROOM TWO

20'6 x 14'7 (6.25m x 4.45m)

Two double glazed roof lights, double glazed window to the side elevation, central heating radiator, eaves access point, television point, laminate floor covering.

BEDROOM THREE

15'1 x 14'7 (4.60m x 4.45m)

Double glazed window to the side elevation, built in wardrobes, drawer unit and bedside drawer units, central heating radiator.

STUDY

7'5 x 6'6 (2.26m x 1.98m)

Double glazed roof lights, central heating radiator.

FAMILY BATHROOM

Fitted with a white suite, comprising bath, walk in corner electric shower, wash hand basin set on vanity unit, heated chrome towel rail, low level W.C., double glazed roof light, part tiled walls, recessed spotlights, extractor fan.



EXTERNALLY

To the front the property has blocked paved off street parking a gate to further parking area to the rear, courtesy lights, stocked borders, powerpoint, bin store.

To the rear there is a blocked paved parking area, courtesy lights, paved patio, lawn, stocked borders with a variety of trees and shrubs, gravelled pathways.

To the rear of the Garage are two lean to Greenhouses and a Pergola to the side of the Garage.

GARAGE

26'8 x 21'9 (8.13m x 6.63m)

With electric roll shutter door, power and light, double glazed window to the rear elevation, stairs upto Hobby Room.

W.C.

with low level W.C. and butler sink.

HOBBY ROOM

20'1 x 10'8 (6.12m x 3.25m)

With store room off.

STORE ROOM

11'1 x 6'0 (3.38m x 1.83m)

With butler sink and shelving.

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'

following websites:

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

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 SY16 4HS

What3Words Reference is ///lighter.punters.incline

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

FOR SALE

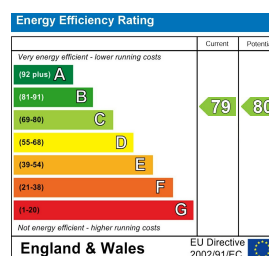
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely 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@halls.gb.com



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