

FOR SALE

4 Trembanwy, Llanfair Caereinion, Welshpool, SY21 0DY



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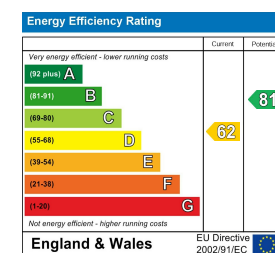
Offers in the region of £145,000

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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@hallsgb.com



No onward chain. Three bedroom end of terrace requiring modernisation and refurbishment. The accommodation comprises entrance hall, kitchen/diner lounge to the rear with countryside views and French Doors leading into the rear garden, landing, three bedrooms and bathroom. The property has oil fired boiler and front and rear gardens.



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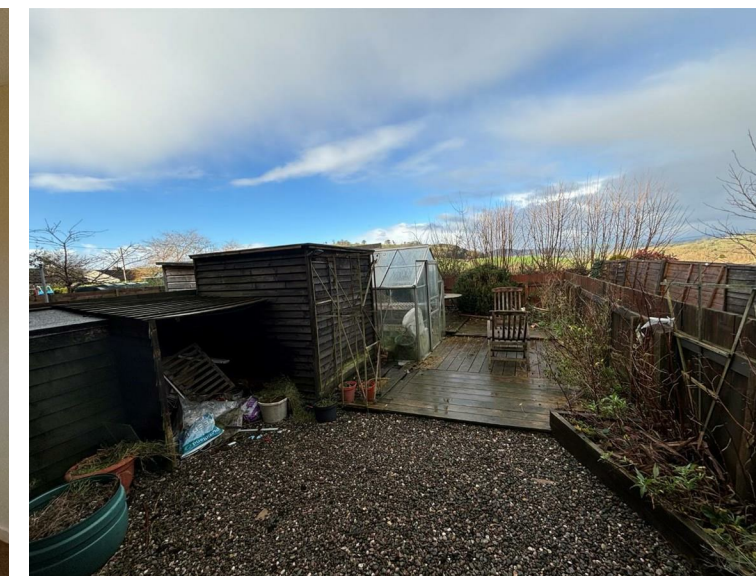
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- End of Terrace Property
- Three Bedrooms and Family Bathroom
- Rear Garden with Shed and Greenhouse
- Popular Town Location
- Close to Town Amenities
- No Onward Chain

**Frosted Double Glazed Door**

Leading into

**Entrance Hall**

Radiator, fuse board, staircase, under stairs storage and recess.

**W.C.**

With frosted window, low level W.C., wash hand basin.

**Kitchen**

maximum measurements 15'8 x 11'5  
Being L shaped, range of wall and base units with wooden worktops, front facing window, stainless steel sink, plumbing and space for washing machine, Worcester oil fired, radiator, tiled floor.

**Lounge**

17'5 x 10'0  
With radiator, patio doors opening onto the rear garden, window, television point.

**Landing**

With loft access.

**Bedroom One**

13'0 x 10'6  
Front facing window, radiator.

**Bedroom Two**

14'2 x 8'2  
With rear window looking over to the hillside, radiator, built in storage.

**Bedroom Three**

10'1 x 9'0  
With radiator, rear window with views of the countryside.

**Bathroom**

Bath with electric shower over, low level W.C., wash hand basin, tiled walls, radiator, frosted window.

**Externally**

To the front of the property is a gravelled area, canopy over the entrance door.

To the rear of the property is a gravelled area and a decked seating area, shed, greenhouse, wood store, oil tank, side access pedestrian gate.

**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 'C'

**Viewing**

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 SY21 0DY

What3Words Reference is ///incorrect.nights.pleasing

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