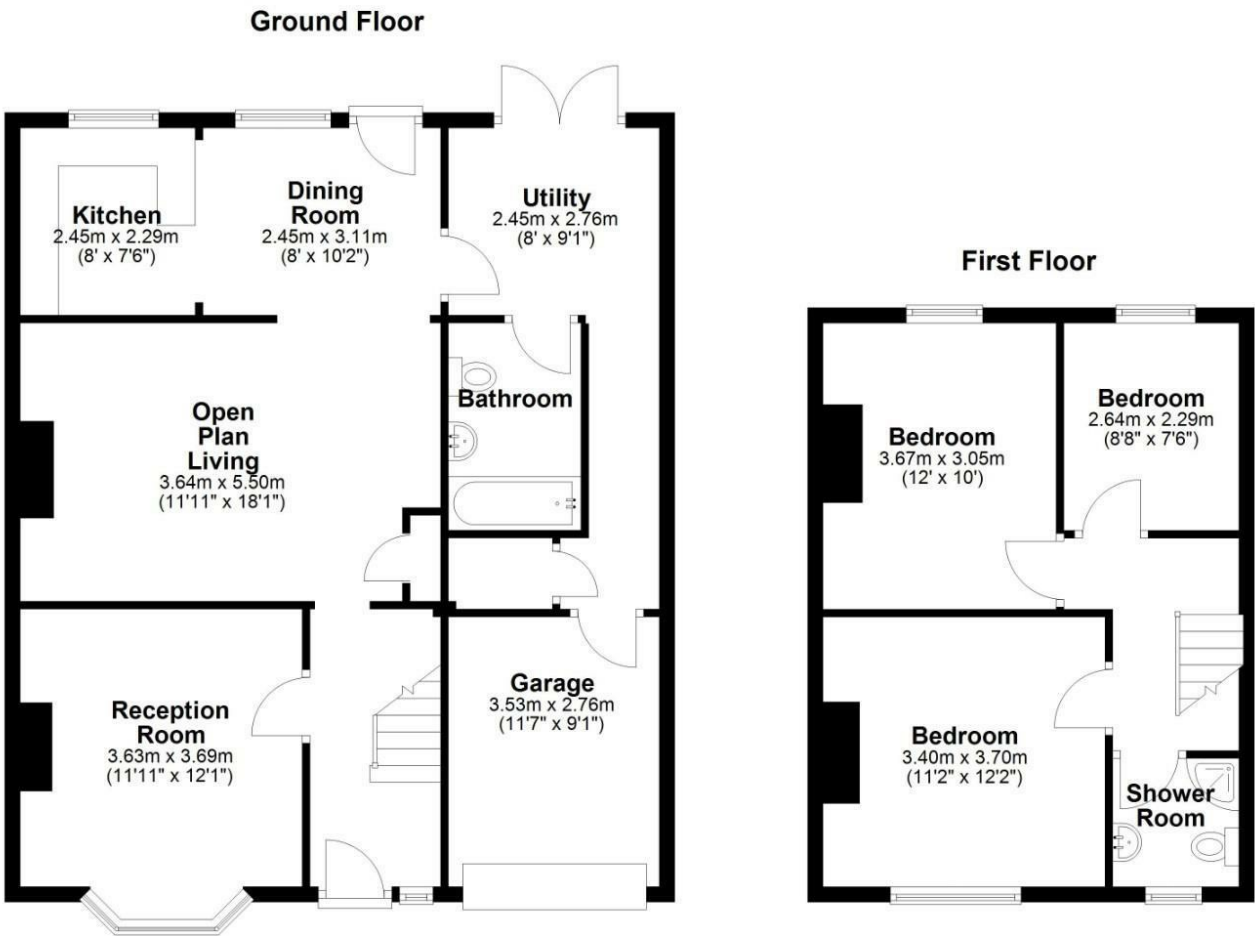


FOR SALE

Lyngarth, Llanymynech, Powys, SY22 6EN



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.



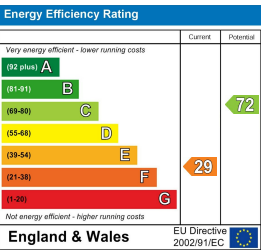
FOR SALE £250,000

Lyngarth, Llanymynech, Powys, SY22 6EN

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



Three bedroom semi detached family house, which has recently undergone full modernisation and refurbishment, including new kitchen and bathroom, plus work to create an amazing open plan kitchen dining family room. The property is located in a popular village location, convenient for commuting to multiple local towns. It has double glazing, oil fired heating, off road parking, garage, generous rear garden,



01938 555 552

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



2 Bath/Shower Room/s



- Newly Renovated
- Open Plan Kitchen Dining Family Room
- Popular Village Location
- Off Road Parking
- Oil Central Heating

Entrance canopy above UPVC double glazed door leading into

Entrance Hallway
6'10 x 10

Frosted double glazed window to front elevation, engineered oak flooring, radiator, understairs storage, telephone point, stairs off

Lounge
11'8 x 12'3

Double glazed bay window to front elevation, wood burning stove set on slate hearth, central heating radiator, engineered oak flooring

Family Room
11'9 x 18'0

Engineered oak flooring, wood burning stove set on slate hearth, storage cupboard

Kitchen Diner
18'4 x 7'9

Fitted with a range of base units, tiled floor, tiled splash backs, granite worktops, extractor fan, electric oven and hob, oil fired boiler, space and plumbing for dishwasher, ceramic sink drainer , mixer tap, four double glazed windows to rear elevation, double glazed UPVC door leading into rear garden

Utility
7'11 x 9'1

Fitted with wall units, Vinyl flooring, space and plumbing for washing machine, stainless steel sink drainer unit, mixer tap, double doors leading into garden

Downstairs Shower Room

Bath with shower over, glass screen, pedestal wash hand basin, low level WC, part tiled walls, tiled floor, sensor light, central heating radiator

Rear Hallway

Central heating radiator, airing cupboard housing water tank

Landing

Loft access

Bedroom 1
10'0 x 11'8

Double glazed window to front elevation, central heating radiator, built in double wardrobes, wooden floorboards

Bedroom 2
9'9 x 12'0

Double glazed window to rear elevation, feature fireplace, central heating radiator, wooden floorboards

Bedroom 3
8'6 x 8'0

Double glazed window to rear elevation, central heating radiator, wooden floorboards

Bathroom

Fitted with a walk in shower, low level WC, wash hand basin set on vanity unit, double glazed frosted window to front elevation, extractor fan

Externally

To the front there is a gravelled driveway and parking area. To the rear there is a lawned area, patio area, brick built storage shed and external tap.

Garage

Sliding access door, fitted work bench, fuse board

Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'D'

Services

Mains electricity, water and oil central heating are connected at the property. None of these services have been tested by Halls.

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 6EN

What3Words Reference is region.jigging.quicksand

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