

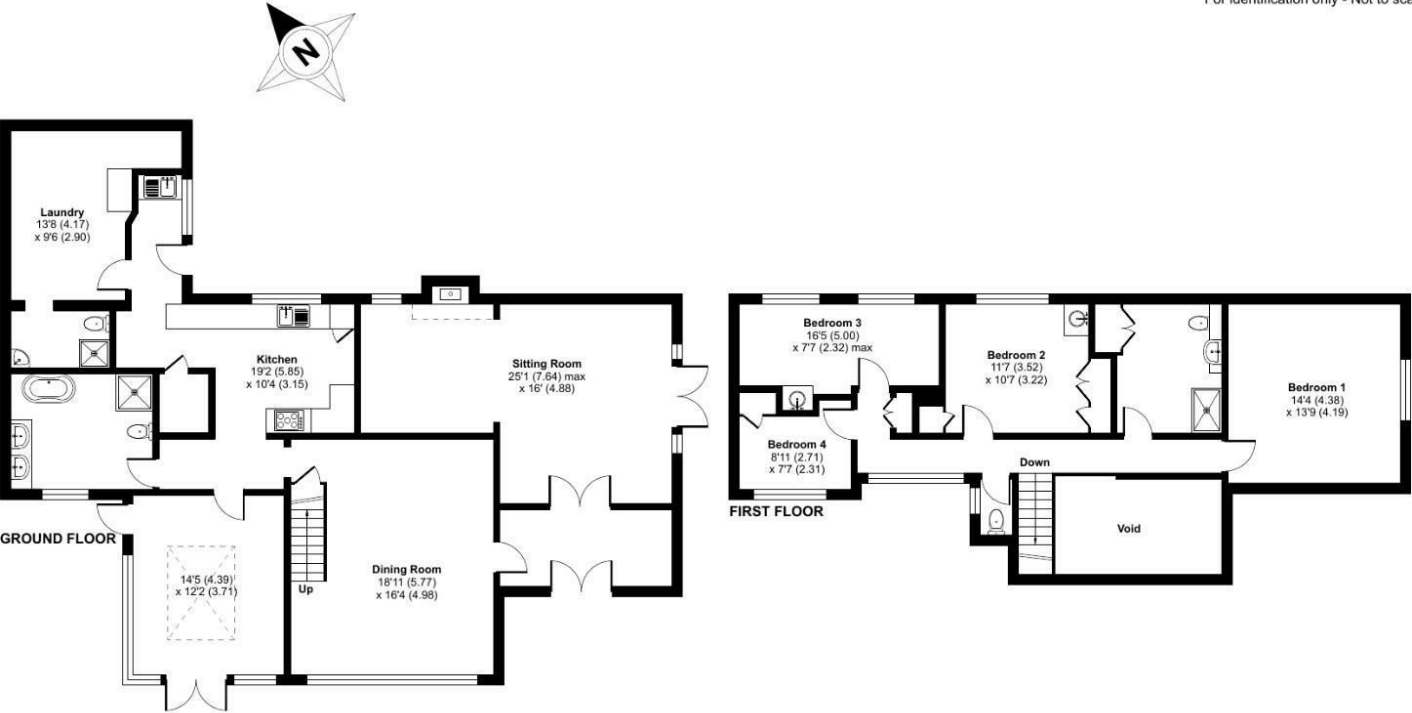
FOR SALE

Red Shaw House Maes Beuno, Berriew, Welshpool, Powys, SY21 8PD



Redshaw House, Berriew, Welshpool, SY21

Approximate Area = 2312 sq ft / 214.7 sq m (excludes void)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Halls. REF: 1249438



FOR SALE

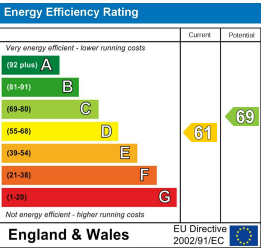
Offers in the region of £425,000

Red Shaw House Maes Beuno, Berriew, Welshpool, Powys, SY21 8PD

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



Situated in the middle of Berriew village this individual four bedroom detached family homes boasts a ground floor bedroom with wet room off that would suit a dependant relative or those looking to run a business. The well proportioned accommodation comprises entrance hall, large lounge with vaulted ceiling, kitchen, utility area, sitting room with inset stove, family room, conservatory, four piece bathroom, galleried landing, four bedrooms, refitted shower room and W.C. The property sits in a generous well stocked plot and offers ample off road parking, oil fired heating and double glazing.



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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2 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- Popular Central Village Location
- Downstairs Annexe with Wet Room
- Oil Central Heating
- Generous Size Plot
- Ample Off Road Parking
- Well Proportioned Accommodation

Frosted double glazed French doors leading into

Entrance Hall
with engineered Oak flooring, two wall light points

Lounge
20' x 16'4
Double glazed picture windows over looking to front garden, vaulted ceiling, engineered oak flooring, radiator, two wall light points, stairs up to galleried landing, under stairs storage cupboard.

Kitchen
11'5 x 10'5
Refitted with a shaker style range of wall and base units with polish granite worktops, 1 1/2 stainless steel sink drainer unit with mixer tap, integrated dishwasher, space for fridge freezer, space for range cooker, stainless steel extractor canopy, breakfast bar, recessed spotlights, under unit lighting, double glazed window to rear, radiator, walk in shelved pantry cupboard with heating controls, panel glazed door leading into

Sitting Room
10'6 x 6'6
Inset wood burning stove with brick surround and quarry tile hearth, double glazed window to rear elevation, wall light point, opening into

Family Room
16'2 x 14'2
Double glazed French doors to side elevation, two radiators, three wall light points, panel glazed doors leading back into the entrance hall.

Rear Entrance Hall
With frosted double glazed door to rear, stainless steel sink drainer unit, recessed spotlights, smoke alarm.

Annexe Bedroom/Utility
13'5 x 9'7
Double glazed window to the rear, plumbing and space for washing machine and tumble dryer, shelved recess, radiator, television point, recessed spotlights, loft access, ceiling hoist, opens into

Annexe Wet Room
Low level WC, shower, heated chrome towel rail, wall mounted wash hand basin, tiled walls, shaver light and point, extractor fan, recessed spotlights.

Conservatory
14'7 x 12'5
Double glazed windows to two elevations, double glazed French doors leading to the front garden with double glazed side access door, tiled floor

Ground Floor Bathroom
11'5 x 9'3
Fitted with a four piece suit, comprising dual end bath with central mixer tap, low level WC, shower, twin wash hand basins set on vanity unit with storage cupboards under, heated chrome towel rail, tiled walls, recessed spotlights, extractor fan, frosted double glazed window, radiator.

Galleried Landing
Double glazed window to front elevation, airing cupboard.

Bedroom 1
14'4 x 13'8
Double glazed window to the side, radiator.

Shower Room
Refitted with walk in double electric shower, low level WC, wash hand basin set on vanity unit, recessed spotlights, extractor fan, heated chrome towel rail, linen cupboard.

Bedroom 2
11'5 x 10'8
Triple wardrobe, single wardrobe, double glazed window to rear, radiator, wash hand basin set on vanity unit.

WC
with frosted double glazed window to side, low level WC.

Bedroom 3
16'3 x 6'8
Two double glazed windows to rear, radiator, wash hand basin set on vanity unit.

Bedroom 4
9'1 x 6'9
Double glazed window to front, radiator, built in wardrobe.

Externally
To the front the property has hedge surround, with gravelled off road parking wrapping around the property offering additional parking for several cars, lawned area, well stocked borders. Entrance portico with courtesy light, two paved patio seating areas. To the rear there is a shed, outside tap, oil fired boiler and oil tank, gated rear entrance, paved patio area, stocked borders with hedge surround.

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'

Directions
Postcode for the property is SY21 8PD

What3Words Reference is record.faded.imprinted

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

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