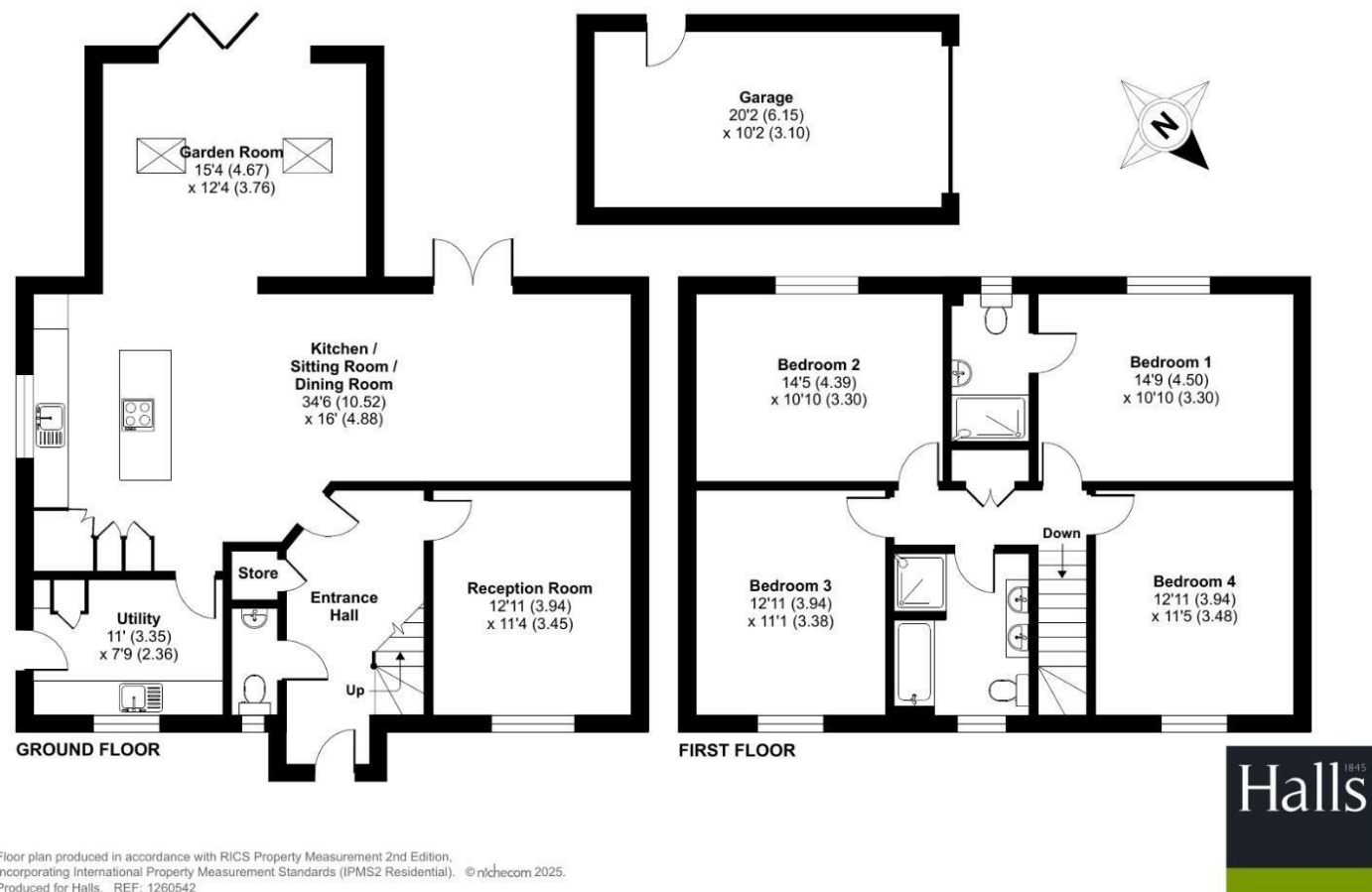


FOR SALE

Gwelfryn 4 Cae Bryncoch, Llanbryn-mair, SY19 7AX



Approximate Area = 1906 sq ft / 177.1 sq m  
Garage = 205 sq ft / 19 sq m  
Total = 2111 sq ft / 196.1 sq m  
For identification only - Not to scale



FOR SALE

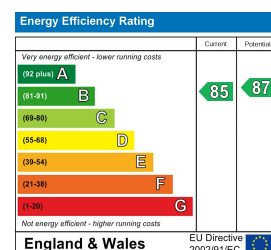
Offers in the region of £450,000

Gwelfryn 4 Cae Bryncoch, Llanbryn-mair, SY19 7AX

**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



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.

Situated on the edge of the picturesque village of Llanbryn-mair this spacious four bedroom detached family home boasts under floor heating to the ground floor, air source heat pump, 10 in roof solar PV panels and battery storage, 9 year architect warranty, EV charge point, tiled ground floor, oak internal doors, plot of .43 acre, garden room with bi fold door flowing off the open plan living accommodation with simply stunning rural views, plenty of off road parking, single garage and large master bedroom with wet room off. The ground floor study has the provision to be turned into a dependant relative bedroom with ensuite. This property boasts a number of improvements specified by the current owners, including the addition of a garden room off the kitchen and also purchasing additional ground to extend the garden. The property offers high end and spacious living with great views. Viewing is essential to appreciate the high specification of this quite unique family home. This property is offered for sale with no onward chain.




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01938 555 552






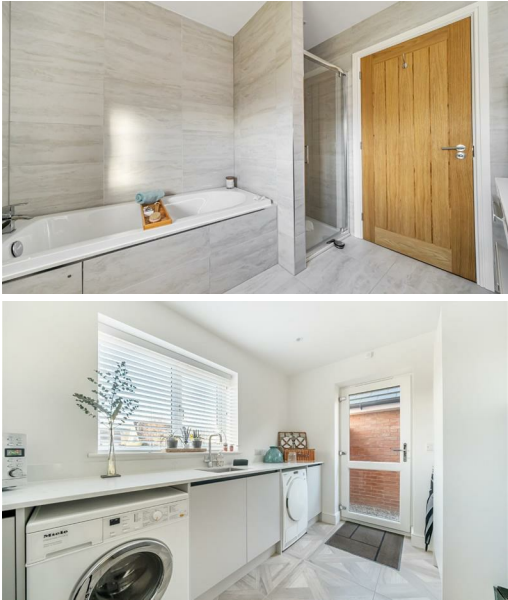
3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- **Spacious four bedroom detached family home**
- **The property boasts a number of improvements specified by the current owners**
- **Simply stunning rural views**
- **Under floor heating to ground floor, air source heat pump and 10 in roof solar PV panels**
- **Plenty of off road parking and single garage**
- **Viewing is essential to appreciate the high specification of this quite unique family home**

Double glazed composite door leading into large

**Entrance Hall**  
with bespoke oak staircase off, smoke alarm.

**W.C.**  
Low level W.C., extractor fan, wash hand basin set on vanity unit with two drawers under, mirror with dimmable light, airing cupboard with 210 litre cylinder and underfloor heating manifold.

**Study**  
Double glazed window to front, fibreoptic BT point and 5G connection. This room has plumbing to convert to a bedroom and ensuite if required.

**Open-plan Family Room/ Kitchen/ Dining Room**

**Family Room**  
Double glazed French doors to paved patio entertaining area with views over the surrounding farmland, Sky TV point, recess spotlights, flowing through into

**Kitchen**  
Fitted with a range of wall and base units with quartz worktops, inset one and a half bowl stainless steel sink drainer unit, mixer tap, double glazed window to side elevation, twin NEFF hide and slide ovens, inset Lamona dishwasher, cutlery drawer, under unit lighting, soft close units, corner larder cupboard with helving and light, Lamona full height fridge and freezer, central island with NEFF induction hob with built in extractor and WIFI, two pan drawers and breakfast bar, flowing into

**Dining Room**  
A light and airy space which can easily accommodate large dining table and is a great space for entertaining, whilst easily accessing both the Kitchen and Family Room.

**Garden Room**  
Light and bright room flowing from the kitchen area, part vaulted ceiling, two double glazed roof lights and bi-folding doors with electric blinds having views over the garden, farmland and hillside beyond.

**Utility**  
Fitted with a range of wall and base units, quartz worktops, inset stainless steel sink drainer unit, mixer tap, double glazed window to the front elevation, recess spotlights, plumbing and space for washing machine and dryer, cupboard housing solar inverter and two pack battery storage, double glazed side access door, extractor fan.

**Landing**  
LVT flooring throughout the first floor, loft access, smoke alarm, double linen cupboard.

**Master Suite**  
Double glazed window to the rear with views over the surrounding farmland, radiator.

**En-suite/ Wetroom**  
Large walk-in shower, wash hand basin set on vanity unit with two drawers under, mirror with dimmable lights and shaver point, heated chrome towel rail, low level W.C., frosted double glazed window, fully tiled walls, tiled floor, extractor fan, recess spotlights.

**Bedroom Two**  
Double glazed window to rear with farmland views, radiator.

**Bedroom Three**  
Double glazed window to front elevation with views over the surrounding hillside, radiator.

**Bedroom Four**  
Double glazed window to front with views of the surrounding hillside, radiator.

**Family Bathroom**  
Fitted with a white four piece suite comprising bath with mixer tap, walk-in rainfall shower, low level W.C., twin hand basins with mixer taps set on vanity unit with four drawers under providing additional storage, heated chrome towel rail, frosted double glazed window to the front elevation, extractor fan, recess spotlights, tiled walls, tiled floor, mirror with light, WIFI speaker and shaver point.

**Externally**  
To the front the property has gated and gravelled off-road parking and turning area for several vehicles, large lawned area, EV charging point, rowan and hazel trees and courtesy lights. There is an electric cable leading from the side of the property to the front gate should you wish to convert them to be electrically operated in the future. To the side of the property is a single garage with electrically operated up and over remote controlled garage door, four double power sockets and lights with double glazed door to the side. There is also an outside tap and power point with gravelled area providing additional storage. To the rear of the property is a large paved wrap around entertaining area, lawned area, seven silver birch, apple, plum and pear trees with exterior courtesy lighting.

**Agents Notes**  
There are ten in-roof solar PV panels and air source heat pump fitted to the property. This property is offered for sale with no onward chain.

**Services**  
Mains electricity, water and drainage 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'

**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 SY19 7AX

What3Words Reference is shelved.used.motored

**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