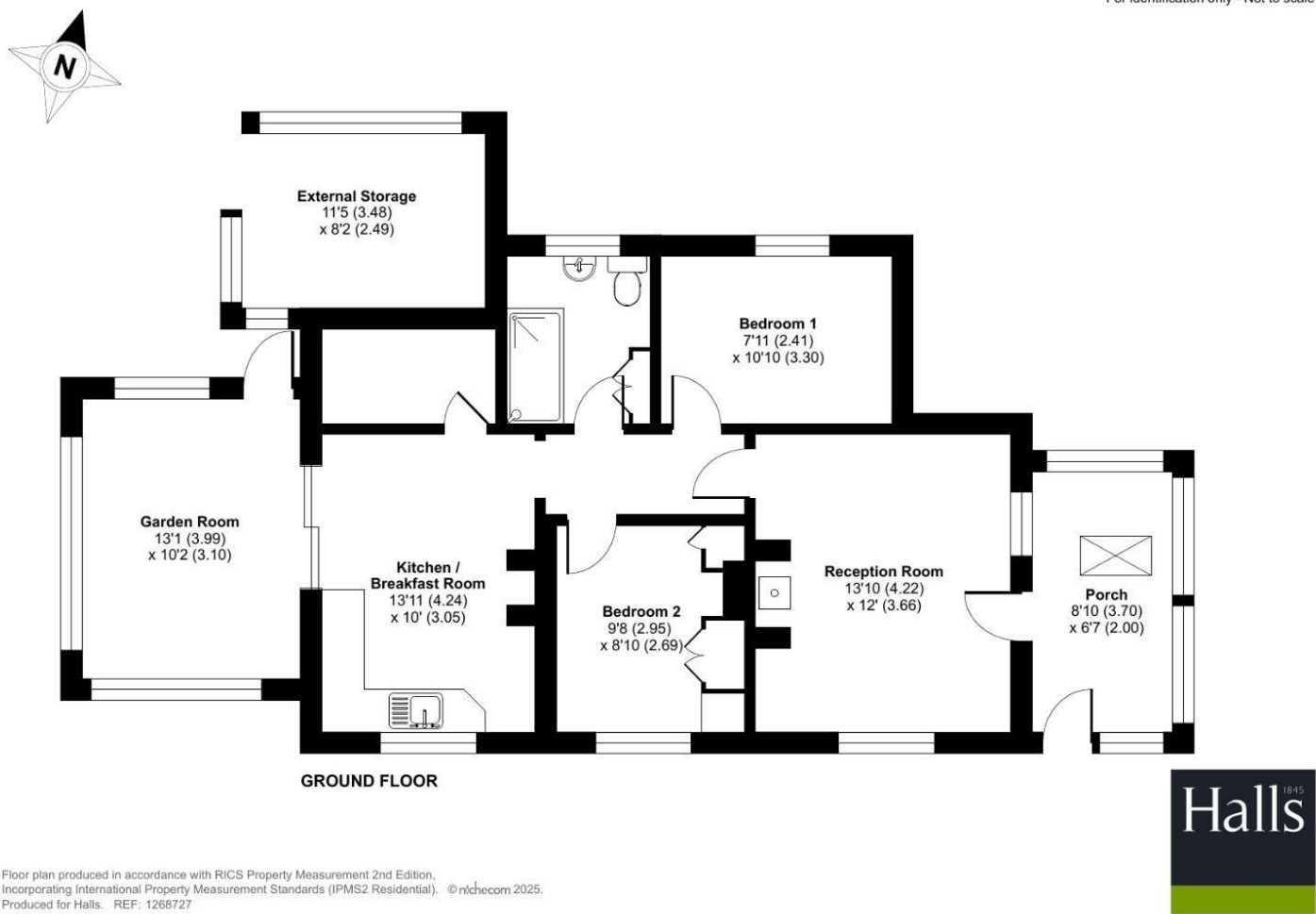


FOR SALE

Chapel Crossing Cottage Dolfach, Llanbrynmair, SY19 7AF



FOR SALE

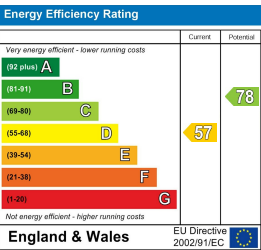
Offers in the region of £210,000

Chapel Crossing Cottage Dolfach, Llanbrynmair, SY19 7AF

**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 village of Dolfach this two bedroom cottage has off road parking, pleasant rural views along the valley, double glazing, oil fired combination heating, lawned front garden, workshop and an area running along the rail track to further lawned area. The accommodation comprises entrance porch, lounge with multi fuel stove, inner hallway, kitchen/dining room, utility, garden room/bed 3, two bedrooms and shower room. No onward chain.



01938 555 552

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



onTheMarket.com



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Two bedroom detached cottage
- Accommodation includes lounge with multi fuel stove, kitchen/dining room and conservatory
- Double glazing throughout and oil fired combination heating
- Lawned front garden and workshop externally
- Pleasant rural views along the valley
- No onward chain

Double glazed entrance door leading into

**Entrance Porch**

Wrap around bench seating with storage under, tongue and groove cladding to walls, tiled floor, double glazed windows to two elevations, two wall light points, double glazed entrance door leading into

**Lounge**

Inset multi-fuelled stove set on slate tiled hearth, radiator, double glazed windows to side and rear elevations, exposed floorboards.

**Inner Hallway**

Loft access with ladder, exposed floorboards.

**Kitchen**

Fitted with a range of wall and base units with laminate work surfaces, one and a half bowl ceramic sink, mixer tap, space for range cooker, extractor canopy, part tiled walls, tiled floor, double glazed window to rear elevation, fireplace recess, double glazed patio doors leading through to

**Garden Room/ Guest Bedroom**

Double glazed windows to three elevations with views across the surrounding farmland, double glazed door leading out onto decking area, radiator, tongue and groove part-vaulted ceiling.

**Utility**

With plumbing and space for washing machine, space for fridge freezer, wood laminate floor covering.

**Bedroom One**

Double glazed window to front elevation, radiator, meter cupboard, loft access.

**Bedroom Two**

Double glazed window to rear elevation, built-in wardrobes, radiator.

**Shower Room**

Double electric shower, pedestal wash hand basin, low level W.C., tiled floor, tiled walls, extractor fan, frosted double glazed window to front elevation, radiator, shelved storage cupboard.

**Externally**

The property has off-road parking for two vehicles, oil tank, lawned area to the front with outside tap and courtesy light, views over the surrounding farmland. There is an open store room/ workshop with access to basement (with limited head room). To the side of the property is a wraparound decked seating area accessed from the garden room and ramp to rear providing pleasant rural views, lawned area running alongside the railway track to the rear of the property opening to a further lawned area, including bank running down to stream with steps providing access and oil fired Worcester combination boiler.

**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 'C'

**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 7AF

What3Words Reference is departure.batches.plankton

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