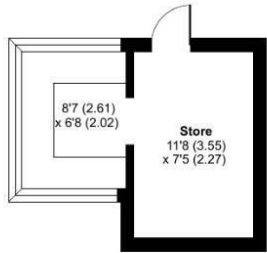
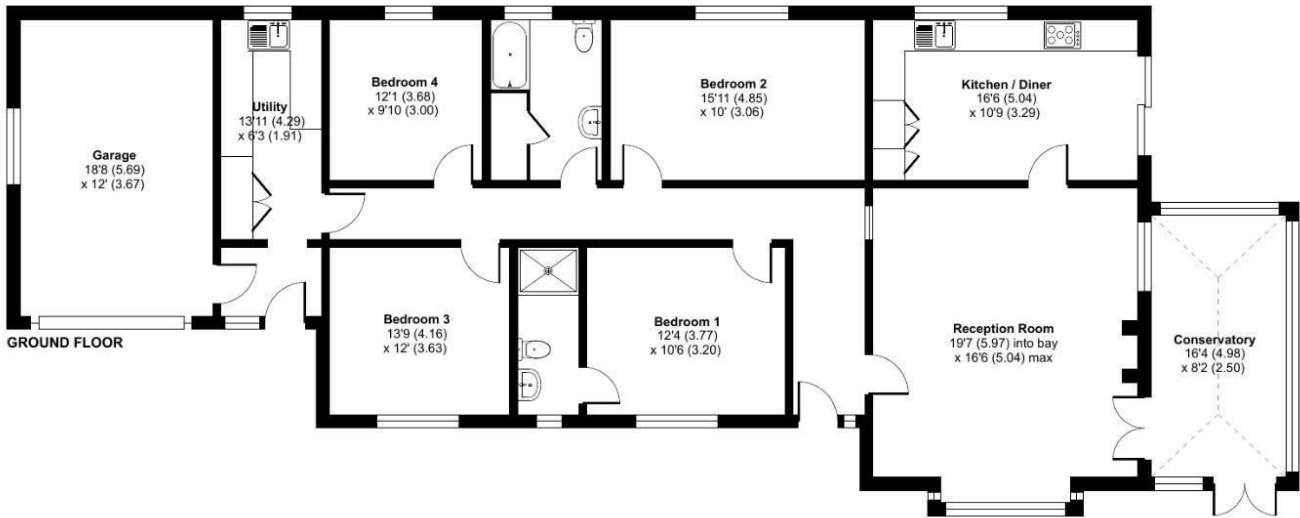


FOR SALE

Ochor Clawdd, Llanerfyl, Welshpool, SY21 0EP



Approximate Area = 1596 sq ft / 148.2 sq m
Garage = 222 sq ft / 20.6 sq m
Outbuilding = 147 sq ft / 13.6 sq m
Total = 1965 sq ft / 182.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Halls. REF: 1271968



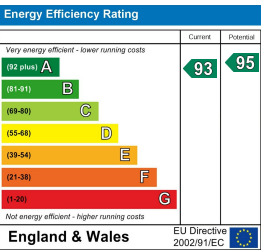
FOR SALE

Offers Around £435,000

Ochor Clawdd, Llanerfyl, Welshpool, SY21 0EP

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@halls.gb.com



This immaculate four double bedroom detached bungalow is situated on the side of a brook in the village of Llanerfyl. The property comprises entrance hall, large lounge with recently fitted wood burning stove, conservatory, fitted kitchen/diner, master bedroom with ensuite, three further double bedrooms, family bathroom, utility room, boot room. The property has just had an ECO4 grant and has had Solar PV with battery storage, air source heat pump, additional loft insulation and extractor fans fitted. The property has generous parking area and pleasant gardens with shed, potting shed, greenhouse and lovely farmland views. Viewing is essential to appreciate the high standard of presentation, views and location of this property.



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.

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01938 555 552



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- Immaculate four double bedroom detached bungalow
- Situated on the side of a brook in the village of Llanerfyl
- Accommodation includes large lounge, kitchen/diner, conservatory and family bathroom
- Recent ECO4 grant, Solar PV with battery storage and air source heat pump
- Generous parking area, pleasant gardens with shed, potting shed and greenhouse
- Viewing is essential to appreciate presentation, views and location of this property

UVPC frosted double glazed entrance door, frosted double glazed side window leading into

Entrance Hall

Part-tiled floor, dado rail, loft access, recess spotlights, two central heating radiators.

Lounge

Double glazed boxed bay window to the front elevation with far reaching farmland views, inset Parkray wood burning stove with tiled hearth, exposed brick surround and timber mantelpiece, frosted glazed French doors leading into conservatory, two radiators, three wall light points, double glazed window to side elevation

Kitchen/ Dining Room

Fitted with a range of shaker style wall and base units, integrated Bosch dishwasher, laminate work surfaces, inset ceramic sink with mixer taps, space for American-style fridge freezer, recess spotlight and unit lighting, space for range cooker, extractor canopy, tiled floor, radiator, double glazed window to the rear elevation, double glazed patio doors leading to side garden.

Conservatory

Double glazed windows to three elevations, tiled floor, double glazed French doors leading to the front of the property.

Master Bedroom

Double glazed window to the front elevation, radiator, dado rail, television point.

Ensuite

Walk-in double shower, low level W.C., pedestal wash hand basin, frosted double glazed window to the front elevation, radiator, heated towel rail, tiled floor, recess spotlights, extractor fan, part tiled walls.

Bedroom Two

Double glazed window to the rear elevation, radiator, television point.

Bedroom Three

Double glazed window to the front elevation, radiator, dado rail, television point.

Bedroom Four

Double glazed window to the rear elevation, radiator, dado rail, television point.

Family Bathroom

Fitted with a white suite comprising bath, pedestal wash hand basin, low level W.C., heated chrome towel rail, tiled floor, extractor fan, frosted double glazed window to the rear elevation, recess spotlights, extractor fan, shelved airing cupboard.

Utility Room

Mix of full height and base units with laminate work surfaces, radiator, stainless steel sink drainer unit, mixer tap, space for washing machine, double glazed window to the rear elevation, extractor fan, frosted double glazed door leading into

Boot Room

Frosted double glazed access door, side window, quarry tiled floor and door into garage.

Externally

The property has twin gated access to large parking and turning area, oil tank, pathway leading to elevated decked area, air source heat pump, stocked borders, shed with potting shed to side, single garage with up and over doors, solar inverter and battery storage, airing cylinder. To the front of the property is a lawned area, gravelled seating area, pond, stocked borders, gravel pathways lead past the waterfall to further stocked borders with greenhouse.

Agents Notes

The property has just received ECO-4 grant to install full air source heat pump, central heating system with new radiators, thermostat controls, solar pump photovoltaic panels, battery storage, loft insulation has been topped up, new extractor fans have been fitted, the systems all link to the central control unit.

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@hallsgb.com

Directions

Postcode for the property is SY21 0EP

What3Words Reference is basket.narrate.overture

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
www.rightmove.co.uk
www.onthemarket.com