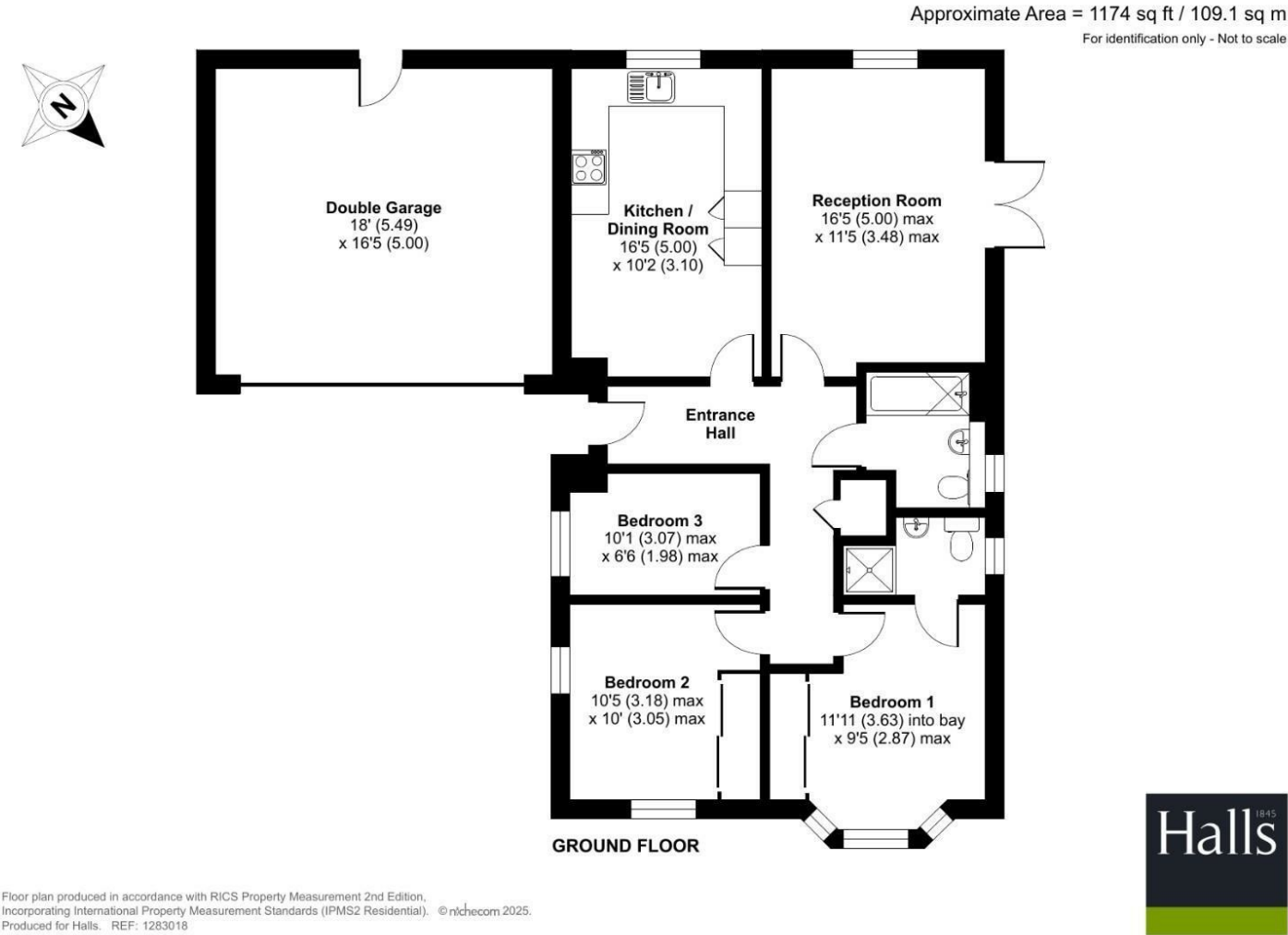


FOR SALE

20 Cae Heulog, Arddleen, Llanymynech, Powys, SY22 6FJ



FOR SALE

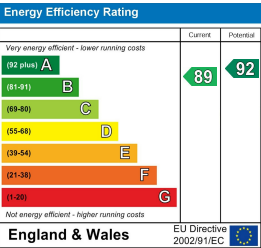
Offers in the region of £320,000

20 Cae Heulog, Arddleen, Llanymynech, Powys, SY22 6FJ

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



New build bungalow with eight years of NHBC remaining. The well presented bungalow comprises entrance hall, lounge with French doors leading out into the garden, generous kitchen/diner, master bedroom with built in wardrobes and ensuite, two further bedrooms and family bathroom. The property is situated in a generous plot with a well stocked garden, off road parking, double garage, solar PV panels with feed in tariff, double glazing, oil fired central heating and rural farmland views to the rear.



01938 555 552

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



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1 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



- Well presented new build three bedroom bungalow
- With eight years of NHBC remaining
- Generous kitchen/diner and lounge with French doors leading out into the garden
- Master bedroom with ensuite, two further bedrooms and family bathroom
- Situated in a generous plot with a well stocked garden, off-road parking and double garage
- Rural farmland views to the rear

Frosted double glazed entrance door leading into

Entrance Hall

Radiator, loft access, airing cupboard, smoke alarm.

Lounge

Double glazed French doors leading out into rear garden with farmland views, double glazed window to rear, radiator, smoke alarm, television point, internet point.

Kitchen

Fitted with a range of wall and base units with laminate work surfaces, one and a half bowl stainless steel sink drainer unit, mixer tap, plumbing and space for washing machine and dishwasher, double glazed window to rear, electric hob and oven, stainless steel extractor canopy, tile splashbacks, integrated fridge and freezer, radiator.

Family Bathroom

Fitted with a wide suite comprising bath with shower over and screen, pedestal wash hand basin, low level W.C., heated chrome towel rail, frosted double glazed window, shaver point, extractor fan, part tiled walls.

Master Bedroom

Double glazed bay window to front elevation, built-in mirror fronted wardrobes with sliding doors, television point, internet point, radiator.

Ensuite

Walk-in tiled shower, pedestal wash hand basin, low level W.C., frosted double glazed window to side elevation, heated chrome towel rail. extractor fan, shaver point.

Bedroom Two

Double glazed windows to both front and side elevations, radiator, television point, internet point, built-in mirror fronted wardrobes with sliding doors.

Bedroom Three

Double glazed window to side elevation, radiator.

Externally

To the front, the property has block paved off-road parking, pedestrian access gate to side, lawned area, courtesy light, double garage with up and over door, power and light, oil fired boiler and pedestrian rear door. To the side of the property there is shed, oil tank, paved area,, stocked borders and tap. The rear garden has a paved patio area, double power point, gates to front, lawned area, well stocked borders with a variety of trees and shrubs with farmland views.

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 'E'.

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 6FJ

What3Words Reference is retina.shepherds.donates

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