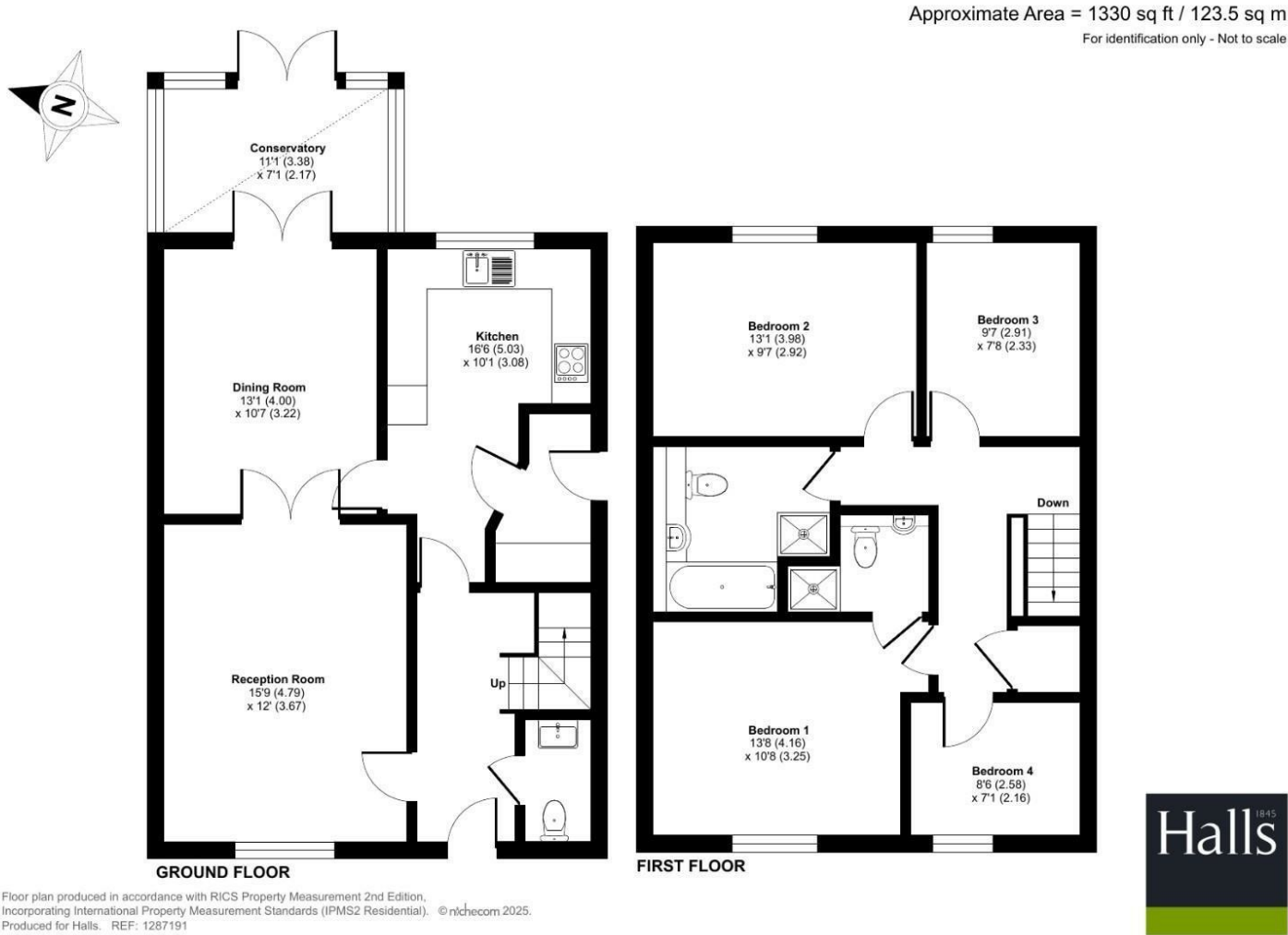


FOR SALE

33 Maes Y Dderwen, Llanfyllin, Powys, SY22 5DP



FOR SALE

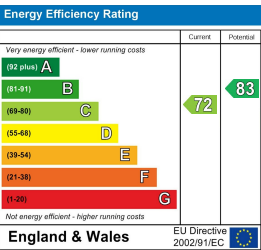
Offers in the region of £290,000

33 Maes Y Dderwen, Llanfyllin, Powys, SY22 5DP

**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



This modern well presented four bedroom family home is situated at the head of a cul-de-sac in the popular town of Llanfyllin. The property is close to a local school, shops and amenities and comprises entrance hall, W.C., lounge, dining room, kitchen, utility, conservatory, landing, master bedroom with ensuite, three further bedrooms and bathroom. The property also benefits from a private rear garden and parking to the front.



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.







2 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



- Well presented four bedroom family home
- Close to local amenities, school and shops
- Accommodation includes lounge, dining room, kitchen, utility, bathroom and conservatory
- Master bedroom with ensuite shower room and further three bedrooms
- Oil fired central heating and double glazing throughout
- The property benefits from a private rear garden and parking to the front

Double glazed entrance door leading in to

**Entrance Hall**

Wood laminate floor covering, central heating radiator, turned stair case off, recessed spotlights, thermostat heating control.

**W.C.**

Refitted with wash hand basin set on vanity unit, low level WC, frosted double glazed window to the side elevation, extractor fan, central heating radiator and fuse board.

**Lounge**

Double glazed window to the front elevation, wood laminate floor covering, central heating radiator, spotlights, television point, telephone point. Panelled glazed French doors leading in to

**Dining Room**

Wood laminate floor covering, central heating radiator, spotlights, double glazed French doors leading in to conservatory. Door to Kitchen.

**Conservatory**

Wood laminate floor covering, double glazed windows to 3 elevations, double glazed French doors leading on to the rear patio area, two wall mounted electric heaters.

**Kitchen**

Fitted with a range of wall and base units with laminate roll top work surfaces, space for electric oven, extractor canopy, one and a half bowl stainless steel sink drainer unit, mixer tap, plumbing and space for dishwasher, tiled splash backs, double glazed window to the rear elevation, tiled floor, central heating radiator, spotlights, door to

**Utility**

Plumbing and space for washing machine and tumble dryer. Laminate roll top work surfaces, tiled floor, central heating radiator, double glazed side access door, spotlights, extractor fan, space for fridge freezer.

**First Floor Landing**

Double glazed window to the side elevation, loft access, spotlights, airing cupboard.

**Bedroom One**

Double glazed window to the front elevation, central heating radiator, spotlights, television point.

**Ensuite**

Walk in shower, low level W.C., wash hand basin set on vanity unit, heated chrome towel rail, tiled floor and splash backs, recessed spotlights, extractor fan, shaver point.

**Bedroom Two**

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

**Bedroom Three**

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

**Bedroom Four**

Double glazed window to the front elevation, central heating radiator, spotlights, television point.

**Bathroom**

Fitted with a 4 piece suite comprising walk in shower, duel end bath with mixer tap and shower attachment, wash hand basin set on vanity unit, low level W.C., shaver point, tiled floor, tiled splash backs, frosted double glazed window to the side elevation, spotlights, extractor fan, heated chrome towel rail.

**Externally**

To the front the property has block paved off road parking, lawned area, entrance canopy with courtesy light and side access gate to the side of the property. To the rear there is a patio area, lawn, oil tank, external oil boiler, outside tap, external power socket and courtesy light. The rear garden enjoys a private aspect, two raised beds, composite shed on concrete base and gravelled seating area.

**Services**

Mains electricity, water and drainage and oil fired 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 '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 5DP

What3Words Reference is twists.obliging.soonest

**Money Laundering**

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**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)