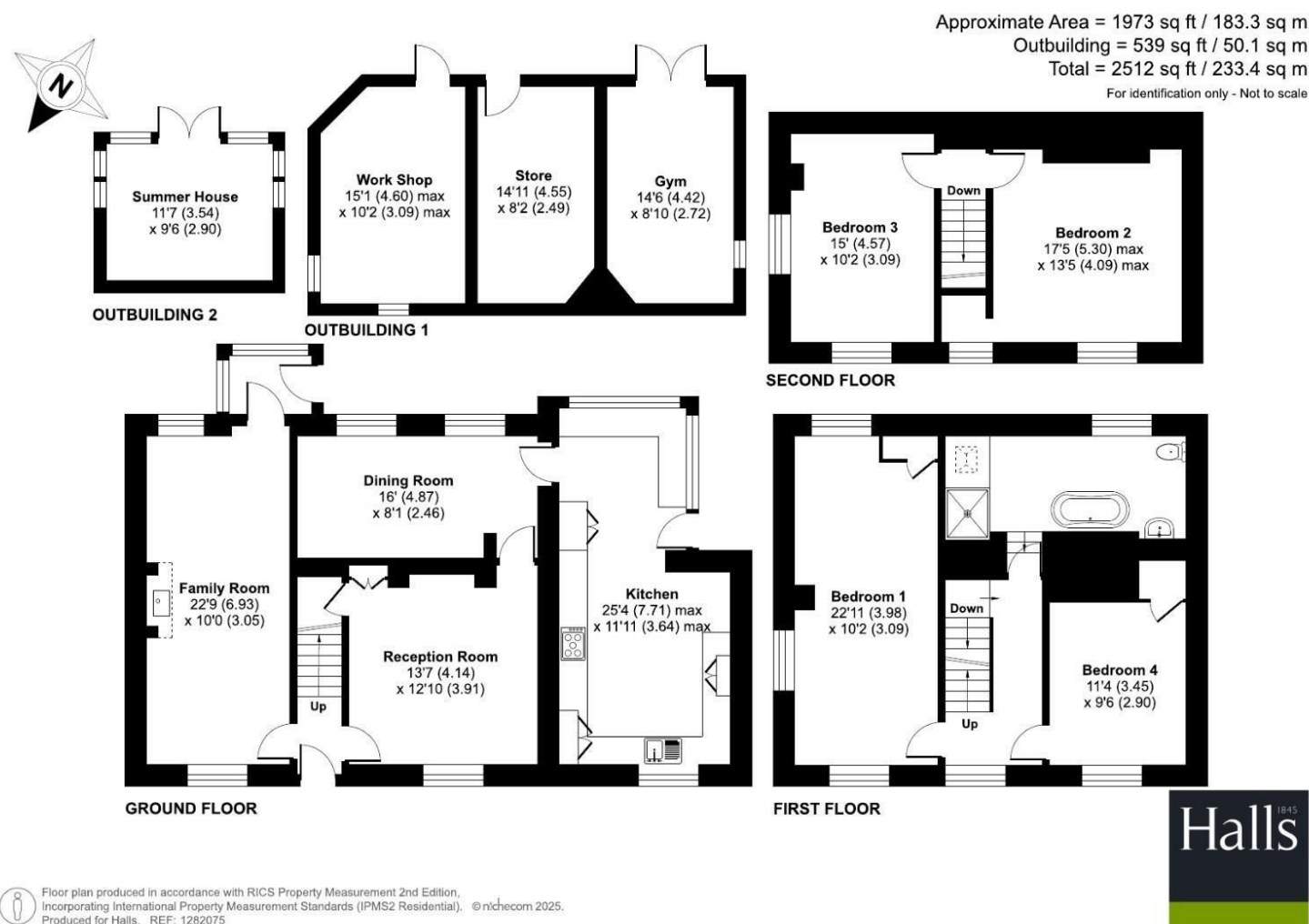


FOR SALE

Ger Y Nant, Meifod, Powys, SY22 6DF



FOR SALE

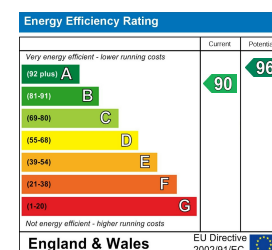
Offers in the region of £500,000

Ger Y Nant, Meifod, Powys, SY22 6DF

**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



OnTheMarket.com



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This Grade II listed stone town house has undergone a comprehensive scheme of refurbishment throughout and is extremely well presented. The accommodation is laid out over three floors and comprises entrance hall, lounge with wood burning stove, sitting room, dining room, refitted kitchen, landing, two double bedrooms and refitted four piece bathroom, second floor landing two further double bedrooms. The property has air source heat pump, solar PV, off road cobbled parking area to the rear, garage/gym, store, workshop and summerhouse. the property has lovely farmland views along the valley to the rear and a generous lawned garden to the side.




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01938 555 552






3 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- Grade II listed stone town house
- Comprehensive scheme of refurbishment throughout and extremely well presented
- Accommodation is laid out over three floors
- Refitted kitchen and bathroom
- Lovely farmland views along the valley to the rear
- Viewing is essential to appreciate presentation

Frosted glazed entrance door leading into

**Entrance Hall**  
Tiled floor, stairs off, doors to Lounge and Sitting Room.

**Lounge**  
Inset multifuel stove set on polished granite hearth with exposed brick backing and period surround, sash windows to front, side and rear elevations, two radiators, cove ceiling, two wall light points, panel glazed door leading to Rear Porch, telephone point, television point.

**Rear Porch**  
Quarry tiled floor, windows to two elevations, door to side.

**Sitting Room**  
Stone fire surround with oak mantlepiece, exposed beam to ceiling, engineered oak flooring, under stairs storage cupboard, radiator, sash window to front elevation.

**Dining Room**  
Two windows to rear elevation, engineered oak flooring, exposed ceiling beams.

**Kitchen**  
Refitted with a modern range of shaker style wall and base units with polished granite work surfaces, space for range cooker, extractor canopy, space for American fridge freezer, radiator, glass fronted display cabinets, loft access, exposed stone work to one wall, tiled floor, panel glazed window to front elevation, windows to side and rear, wine rack, stable door providing access to side garden, integrated dishwasher and washing machine, inset ceramic sink, mixer tap, part vaulted ceiling with exposed ceiling beams, larder cupboard, extractor fan.

**Landing**  
Sash window to front elevation, stairs off, smoke alarm.

**Master Bedroom**  
Sash windows to front and side elevation, window to rear, two radiators, built in wardrobe with hanging rail, wall light point.

**Bedroom Two**  
Cupboard housing water tank, radiator, sash window to front elevation.

**Family Bathroom**  
Refitted with a four piece suite comprising roll top bath with central mixer tap and shower attachment, high level W.C., wash hand basin, radiator, walk-in shower, heated towel rail, double glazed roof light, tiled walls, engineered oak flooring, frosted window to rear, extractor fan.

**Second Floor Landing**  
Door to both bedrooms.

**Bedroom Three**  
Sash windows to front and side elevations, radiator, exposed ceiling beams, eaves access to boarded storage area.

**Bedroom Four**  
Two sash windows to front elevation, exposed and painted ceiling beams, loft access, radiator, storage alcove.

**Externally**  
The property has a pedestrian access gate to the side of the property, block paved pathway, insulated summer house with French doors to the front and windows to the side with rubber roof, paved patio entertaining area, pergola with retractable sun shade, lawn, hedge surround apple tree and damson tree. To the rear of the property there is a dog kennel, rockery, cobbled parking area for several cars, air source heat pump. The property also has a workshop with stable doors, windows to side and rear elevations, power and light, brick flooring, store room with concrete flooring and light, gym/ garage with concrete flooring, power and light, window to side. There is a lawned area, steps up to further garden area, tap, LPG tank, five bar gate provides vehicular access to rear parking area.

**Agents Notes**  
This property has an air source heat pump and solar voltaic panels.

**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 '

**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 6DF

What3Words Reference is sprouted.script.starred

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