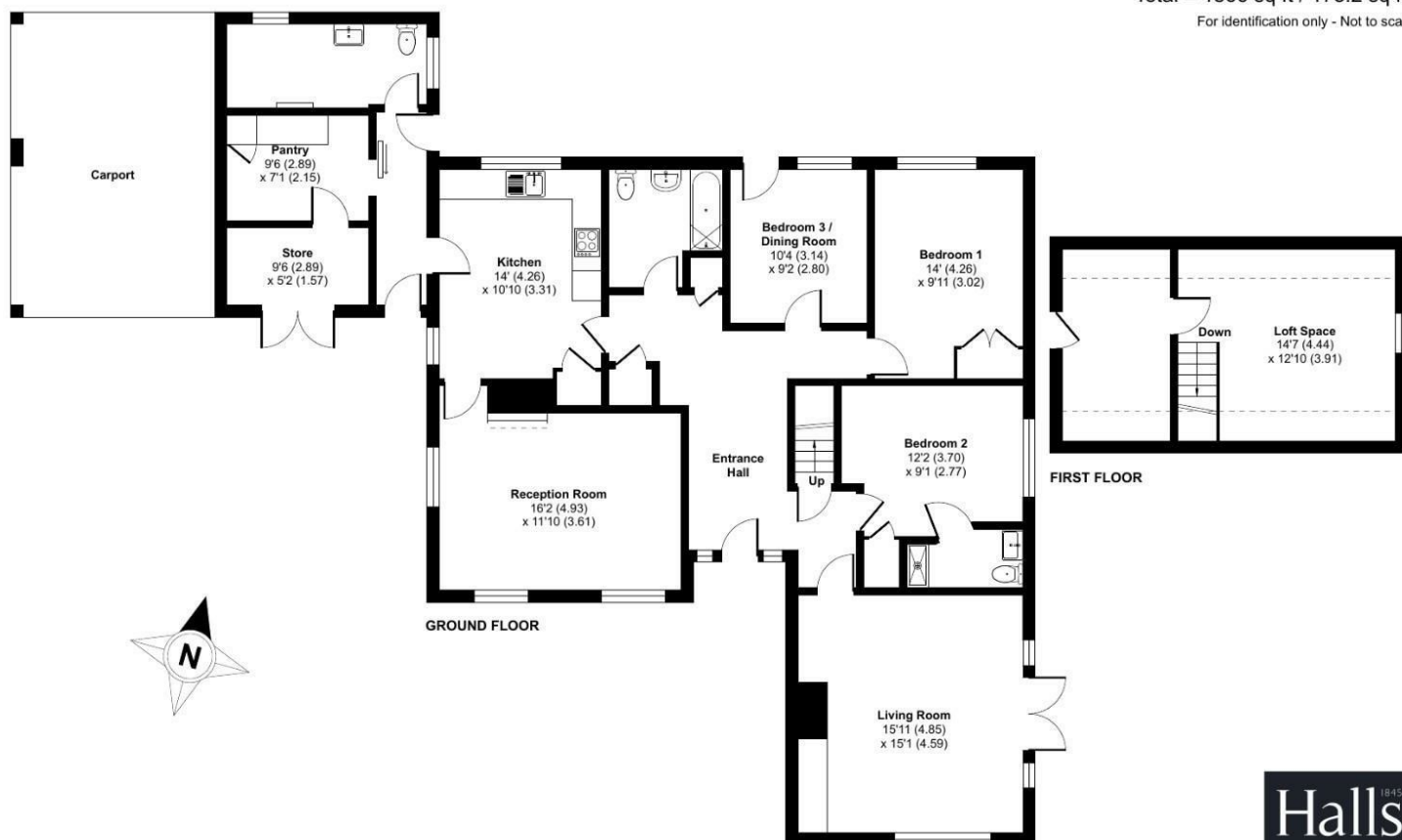


FOR SALE

Terra Nova Cottage Carreghofa, Llanymynech, Powys, SY22 6LA



Approximate Area = 1778 sq ft / 165.1 sq m (excludes carport)
 Limited Use Area(s) = 88 sq ft / 8.1 sq m
 Total = 1866 sq ft / 173.2 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). © nchecon 2025. Produced for Halls. REF: 1296399



FOR SALE

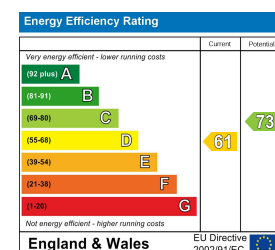
Offers in the region of £360,000

Terra Nova Cottage Carreghofa, Llanymynech, Powys, SY22 6LA

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 large three bedroom detached bungalow has recently been re-roofed, had new windows, loft insulation and a refitted ensuite. The property sits in a generous plot and comprises entrance porch, generous entrance hall, lounge, refitted kitchen, family room, three bedrooms (one with ensuite) and family bathroom. The garage has been split into two store rooms and there is a utility with W.C. Externally, the property has a large parking and turning area, car port, paved seating area to front, side and rear and swimming pool with views over the Breidden Hills and farmland to the rear.



01938 555552

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



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01938 555552



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Large three bedroom detached bungalow
- Recently re-roofed, new windows, loft insulation and refitted ensuite
- The property sits in a generous plot
- Accommodation includes lounge, refitted kitchen, dining room/family room and family bathroom
- External features include large parking and turning area, car port, paved seating areas and swimming pool
- Views over the Breidden Hills and farmland to the rear

Frosted double glazed entrance door with frosted double glazed side window leading into

Entrance Porch
Tiled floor, frosted double glazed door with side windows leading into generous

Entrance Hall
Radiator, wall light point, door leading to stairs to attic room, airing cupboard with hanging rail, shelved storage cupboard, glazed door to

Lounge
Stone fire surround with paved hearth, TV display, shelving, two wall light points, double glazed window to front elevation, radiator, double glazed French doors with side windows leading to paved entertaining area to the side of the property, shelved bookcase, television point.

Sitting Room
Two double glazed windows to front elevation, double glazed window to side elevation, radiator, tiled fire surround and hearth.

Kitchen
Refitted with a modern range of cream wall and base units with laminate work surfaces, Bosch oven, space for microwave, dishwasher, integrated fridge, double glazed window to rear elevation, one and a half bowl stainless steel sink drainer unit, mixer tap, radiator, door to side, stainless steel extractor canopy, electric hob, tiled splashbacks.

Bedroom One
Double glazed window to rear elevation, radiator, built-in double wardrobe.

Bedroom Two
Double glazed window to side elevation, radiator, built-in single wardrobe.

Ensuite
Refitted with walk-in electric shower, low level macerator W.C., wash hand basin set on vanity unit, wall mounted electric chrome towel rail, extractor fan.

Dining Room/ Bedroom 3
Double glazed pitched window and door to rear elevation, radiator.

Bathroom
Fitted with a white three piece suite comprising bath with electric shower over, pedestal wash hand basin, low level W.C., part tiled walls, radiator, frosted double glazed window to rear elevation, extractor fan.

Attic Room
Double glazed window to side elevation and eaves access.

Side Hallway
Frosted double glazed door to front, frosted double glazed door to rear, tiled floor, door to store room.

Utility Room/ W.C.
Low level W.C., wall mounted wash hand basin, plumbing and space for washing machine, double glazed window to rear elevation, frosted window to side elevation, Worcester oil fired combination boiler. The garage has been split into two areas creating two store rooms, to the rear of which has been fitted with base units with laminate work surfaces, space for fridge and freezer laminate floor covering, frosted window to utility, door to storage area at the front of the garage where there are opening doors.

Externally
To the front, the property has large block paved off-road parking and turning area, car port, courtesy light, gate to the rear elevation, paved seating area, lawn, stocked borders with a variety of established trees and shrubs. To the side there is a paved area with a pergola accessed from the lounge, lawned area. To the rear, there is a large paved entertaining area, swimming pool, shared housing pool filtration equipment, oil tank, shed, lawn with hedge surround, outside tap and views of the Breidden Hills beyond.

Agents Notes
The property has a septic tank.

Services
Mains electricity, mains water and private drainage are connected at the property. Oil Central Heating. 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 SY22 6LA

What3Words Reference is eyelashes.scoop.nets

Anti Money Laundering Checks
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
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www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com