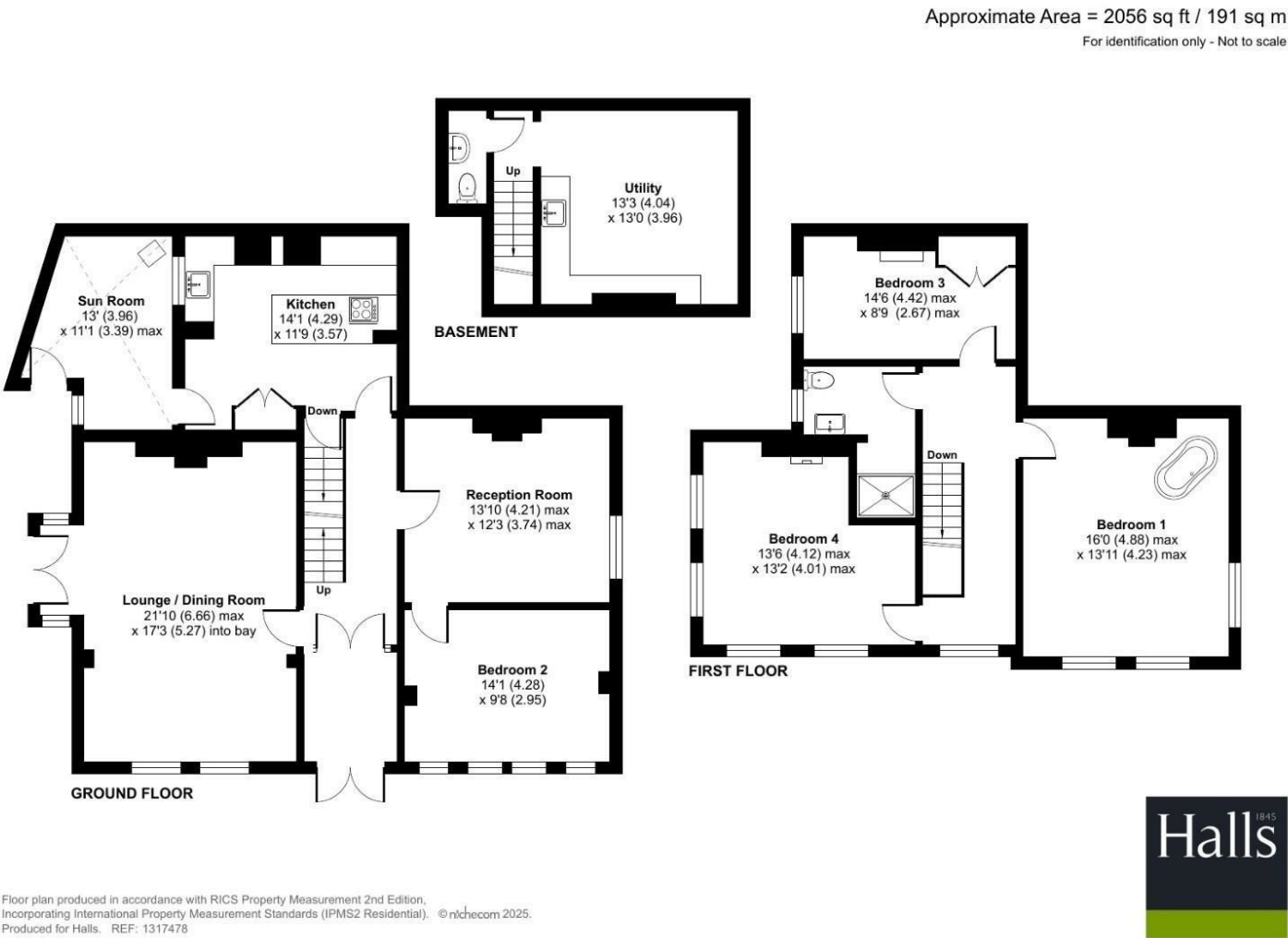


FOR SALE

Tan Y Bryn, Criggion Lane, Trewern, Welshpool, Powys, SY21 8DX



FOR SALE

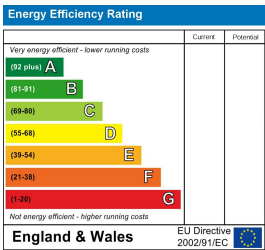
Offers in the region of £445,000

Tan Y Bryn, Criggion Lane, Trewern, Welshpool, Powys, SY21 8DX

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 beautifully presented semi-detached Victorian villa comprises of an entrance porch, entrance hall, lounge/ dining room with wood burning stove, kitchen/diner, sitting room with stove, study/ fourth bedroom, cellar, sun room, landing, three generous bedrooms and a shower room. The property has a gravelled parking area and lawn to the front and to the side is a paved entertaining area with pond and bar. The property has generous rooms with high ceilings and a pleasant outlook. Viewings are encouraged to appreciate both the internal and external aspects of this property.



Halls

01938 555552

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



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2 Reception
Room/s



4 Bedroom/s



1 Bath/Shower
Room/s



- Beautifully presented four bedroom semi-detached Victorian villa
- Generous rooms with high ceilings and a pleasant outlook
- Accommodation includes spacious lounge/ dining room, sitting room and kitchen ideal for family living
- Gravelled parking area and lawn to front
- Paved area with pond and bar to the side ideal for entertaining
- Viewing essential to appreciate both internal and external aspects

Frosted double glazed French doors leading into

Entrance Porch

Exposed floorboards, coat hooks, panel glazed French doors leading into

Entrance Hall

Stairs off, radiator, exposed floorboards, high ceilings, original covings, recess spotlights.

Lounge/ Dining Room

Sash window with secondary glazing to front elevation, original coving and picture rail, two radiators, inset multifuel stove set on slate hearth with timber mantelpiece, double glazed box bay with French doors leading to the side of the property, two wall light points.

Sitting Room

Inset multifuel stove set on slate hearth with timber mantelpiece, exposed floorboards, picture rail, original coving, sash window to side elevation with secondary glazing, radiator, door to

Bedroom 4/ Study

Four sash windows to front elevation with secondary glazing, exposed floorboards, radiator, cove ceiling, recess spotlights.

Kitchen

Fitted with a range of wall and base units, integrated dishwasher, inset ceramic sink, mixer tap, electric oven, quarry tiled floor, central island with induction hob, wooden worktops, integrated fridge freezer, breakfast bar, radiator, sash window to side, frosted panel glazed door to lean to pantry cupboard with shelving, drawers and wine rack, wine fridge, door to Cellar.

Boot Room

Grant oil fired boiler, door to side.

Cellar

Plumbing and space for washing machine and tumble dryer, laminate work surfaces, inset ceramic sink, space for freezer.

W.C.

Low level W.C., wall mounted wash hand basin.

Galleried Landing

Recess spotlights, loft access, double glazed windows to front elevation, radiator.

Principle Bedroom

Two double glazed windows to front elevation, double glazed window to side elevation, exposed floorboards to part of the room, freestanding slipper bath with central mixer tap and shower attachment, original coving, radiator, original cast iron grate backing and surround, wood panelling to lower half of walls.

Bedroom Two

Two double glazed windows to front elevation, two double glazed windows to side elevation, original cast iron grate, backing and fire surround, wood panelling to lower half of walls, radiator, original coving.

Bedroom Three

Double glazed window to side elevation, radiator, original cast iron grate, backing and surround, shelved airing cupboard, picture rail, recess spotlights.

Shower Room

Large walk in shower, extractor fan, recess spotlights, tiled floor, low level W.C., wash hand basin set on vanity unit with drawers under, frosted double glazed window, part tiled walls, heating chrome towel rail.

Externally

To the front, the property has gated vehicular access to gravelled parking area, oil tank, stocked borders, lawn, hedge surround, external power points, shed and woodstore. To the side of the property is a paved entertaining area with covered bar and feature pond.

Services

Mains electricity, mains water, private drainage and oil 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 'F'

Directions

Postcode for the property is SY21 8DX

What3Words Reference is upwards.noon.lyrics

Viewings

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

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

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com