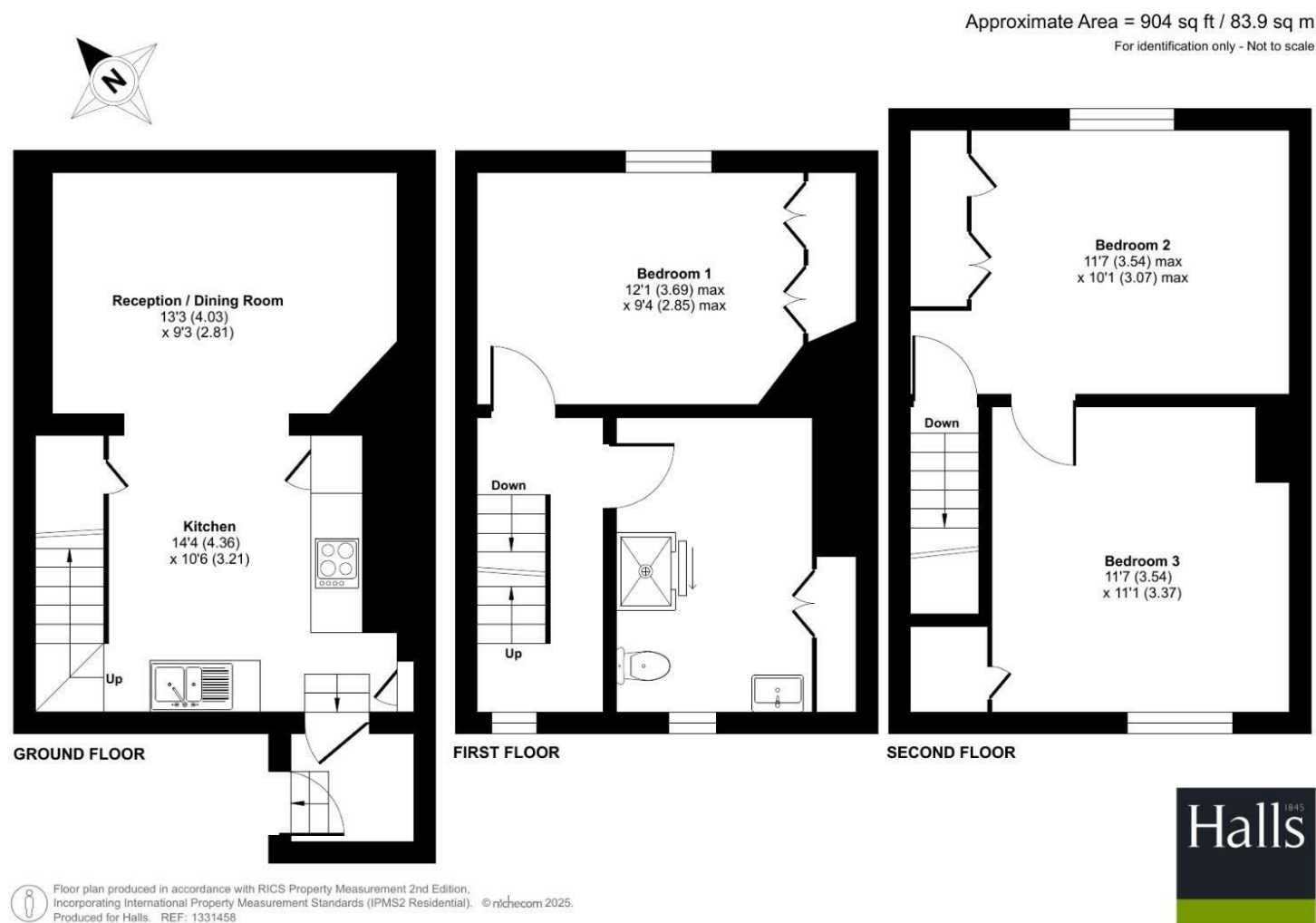


FOR SALE

Cartrefle, Bridge Street, Llanfair Caereinion, Welshpool, Powys, SY21 0RY

Halls 1845



FOR SALE

Offers in the region of £158,500

Cartrefle, Bridge Street, Llanfair Caereinion, Welshpool, Powys, SY21 0RY

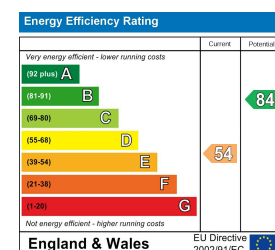
Situated a short walk from local amenities, this three bedroom mid terrace has undergone a comprehensive refurbishment including new DPC with a 10 year guarantee, new boiler and central heating system, refitted kitchen and shower room, complete redecoration inside and out, new fuse board and new floor coverings. The accommodation comprises of a lounge, kitchen/diner, rear porch, first floor landing, large principal bedroom and shower room, landing and two further generous bedrooms. There is a rear paved courtyard garden and a decked seating area. Viewing is advised to appreciate the high quality of accommodation on offer. No onward chain.



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



Halls 1845

01938 555552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD

E: welshpool@hallsgb.com



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01938 555552



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Refurbished three bedroom mid terrace home**
- **Convenient location only a short walk from various amenities**
- **Complete interior and exterior redecoration**
- **Refitted kitchen and shower room**
- **Rear paved courtyard garden with decked seating area**
- **For sale with no onward chain**

Frosted double glazed entrance door leading into

Lounge
Double glazed window to front elevation, radiator, wood laminate floor covering, exposed ceiling beams, Fibre BT point, television unit, opening into

Kitchen/ Diner
Refitted with a modern range of wall and base units with laminate work surfaces, one and a half bowl stainless steel sink drainer unit with mixer tap, wood laminate floor covering, plumbing and space for washing machine, radiator, exposed ceiling beams, double glazed window to rear elevation, under stairs storage cupboard, tiled splashbacks, stairs off, shelved pantry cupboard, door to Rear Porch.

Rear Porch
Glazed door to rear courtyard, radiator, shelving, fuse board.

Landing
Window to rear elevation, radiator, stairs off.

Bedroom One
Double glazed window to front elevation, radiator, tongue and groove panelling to walls, two built in wardrobes with hanging rails.

Shower Room
Refurbished. Large walk in double shower, low level W.C., wash hand basin set on vanity unit with drawers under, double glazed window to rear elevation, heated chrome towel rail, part tiled walls, exposed ceiling beams, large built in storage cupboard with hanging rail and shelving.

Bedroom Two
Double glazed window to front elevation, three built in single wardrobes with hanging rails, window seat, tongue and groove panelling to one wall, loft access, radiator, door to

Bedroom Three
Double glazed window to rear elevation with open aspect over the Churchyard, window seat, tongue and groove panelling to one wall, radiator, large shelved storage cupboard.

Externally
To the rear of the property is a courtyard garden, Warmflow combination boiler, courtesy light, decked seating area, gate to side, oil tank and open aspect over the Churchyard.

Agents Notes
This property is offered for sale with no onward chain.

Services
Mains electricity, water, 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 'B'

Directions
Postcode for the property is SY21 0RY

What3Words Reference is stud.aquatic.swimsuits

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