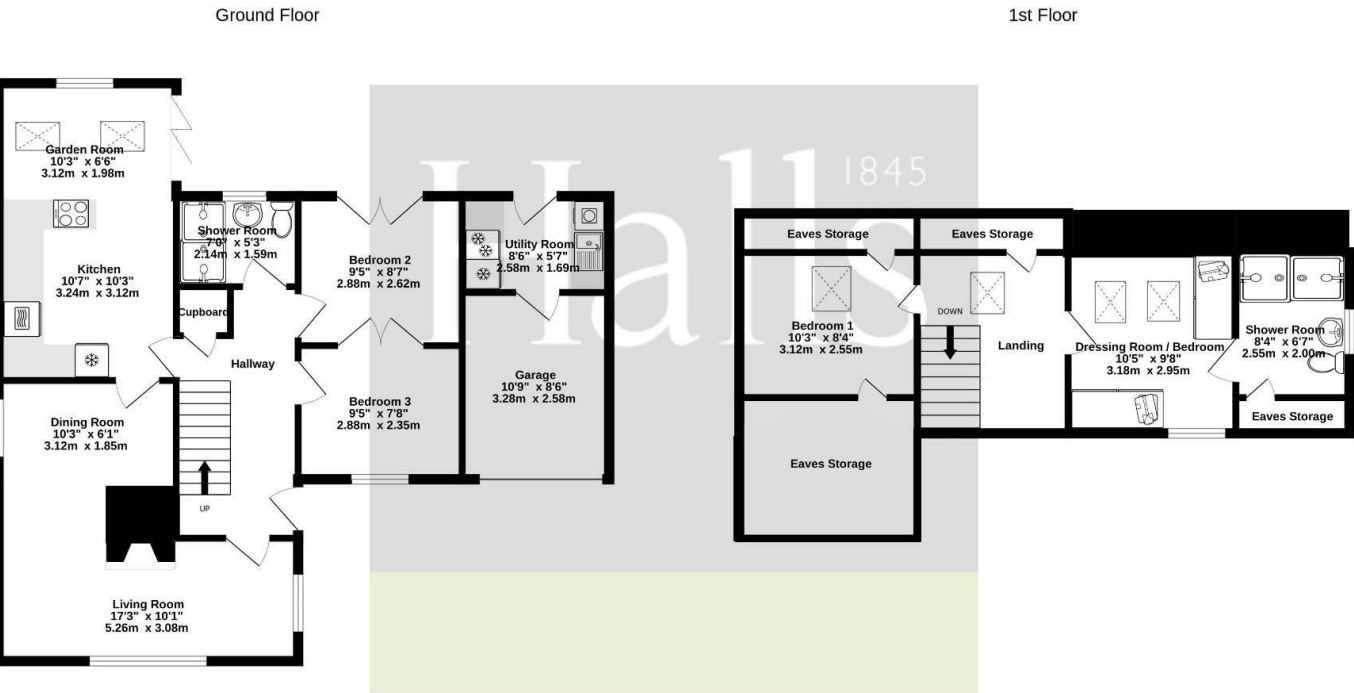


FOR SALE

White Gables, Llandrinio, Llanymynech, Powys, SY22 6SG



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

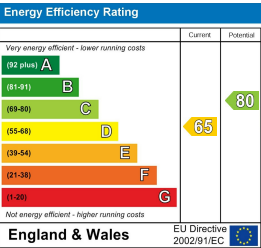
Offers in the region of £425,000

White Gables, Llandrinio, Llanymynech, Powys, SY22 6SG

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



Nestled in the village of Llandrinio, this stunning detached property has undergone a scheme of extension and refurbishment. The accommodation comprises entrance hall with oak glazed staircase, generous lounge with stove that open into dining area, refitted kitchen, sun room, two double bedroom, shower room, landing, master bedroom with en suite, further bedroom, Externally the property has electric gated entrance, the garage has electric roller door and utility room to the rear, gravelled parking and turning area and to the rear there is a well fenced lawned garden with shed and paved seating area with farmland views to the rear. No onward chain.



01938 555552

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



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2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- No Onward Chain
- Garage with electric roller door
- Electric entrance gates
- Sun room with bifold doors
- Kitchen with fully integrated NEFF appliances
- Good location for Shrewsbury and Oswestry commuting
- Energy saving low voltage dimmable downlights throughout

UPVC double glazed entrance door leading into

Entrance Hall

Oak staircase off with glazed balustrade, radiator, smoke alarm, wood laminate floor covering, cloaks cupboard.

Lounge

Double glazed windows to front and side elevations, oak effect laminate flooring, two radiators, inset wood burning stove set on slate hearth with oak mantelpiece, four wall light points, opens into

Dining Room

Oak effect laminate flooring, double glazed window to side elevation, radiator, glazed door to

Kitchen

Refitted with a modern range of wall and base units with Samsung Corian work surfaces, inset one and a half bowl sink drainer unit with mixer tap, integrated NEFF oven and microwave, integrated fridge freezer and dishwasher, NEFF hob, wood laminate floor covering, under unit lighting, glazed door to Entrance Hall, opening into

Sun Room

Wood laminate floor covering, double glazed roof light, vaulted ceiling, double glazed windows to rear elevation, double glazed slide and turn doors leading to side, breakfast bar.

Bedroom Two

Double glazed window to front elevation, radiator, double doors lead through to

Bedroom Three

Double glazed French doors to rear elevation, radiator.

Shower Room

Walk in double shower with dual rainfall head, wash hand basin set on vanity unit with storage cupboard under, low level W.C., frosted double glazed window to rear elevation, tiled floor, part tiled walls, extractor fan, radiator.

Landing

Double glazed roof light, radiator, loft access, smoke alarm.

Bedroom One

Built in wardrobes, two double glazed roof lights, double glazed window to front elevation, radiator.

Ensuite

Walk in double shower with sliding doors and dual rainfall shower heads, wash hand basin set on vanity unit with storage cupboard under, low level W.C., frosted double glazed window to side elevation, tiled floor, part tiled walls, extractor fan, eaves access, radiator.

Bedroom Four

Double glazed roof light, radiator, two eaves access points (access to boarded walk in loft space 20' x 10' with lights and power. Potential to create additional living space if required).

Externally

To the front, the property has electric gates, gravelled parking and turning area, lawn, courtesy light and pedestrian access gates that lead to rear from either side of the property. To the rear there is a paved patio area, shed, timber fence surround, gravelled seating area, tap, lawned area, oil tank, courtesy lights, stocked borders, gates to either side. To the rear of the Garage is a utility space with double glazed French doors fitted with a range of wall and base units with inset one and a half bowl stainless steel sink drainer unit and mixer tap, recess spotlights, Worcester oil fired boiler, large upright fridge and freezer, plumbing and space for washing machine, door to Garage (used for storage). The Garage has an electrically operated roller door.

Services

Mains electricity and water, septic tank drainage and oil central heating are connected at the property.

Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'E'

Directions

Postcode for the property is SY22 6SG

What3Words Reference is sweeter.dressings.headed

Agents Notes

This property is offered for sale with no onward chain.

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

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.

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