

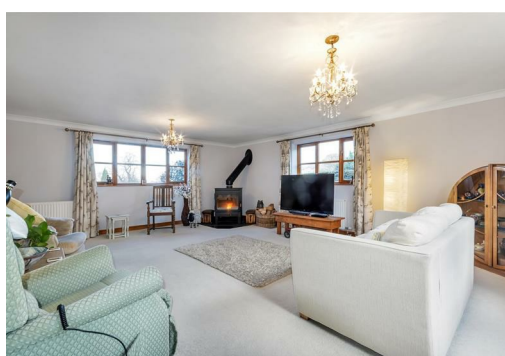


FOR SALE

£400,000

Plas Y Don, Trewern, Welshpool, Powys, SY21 8SZ

A well appointed, beautifully presented, modern 3/4 bedroom detached family home in excellent order throughout, conveniently located between Welshpool and Shrewsbury in the popular village of Trewern. Set within attractive neatly maintained gardens the property enjoys far reaching views over open countryside and toward the Breidden Mountains. Double glazing throughout, Security Alarm and Oil Fired Central Heating.







- Detached Family Home
- Countryside Views
- 3/4 good sized bedrooms
- Burley Log Burner
- Off road parking/garage
- Conveniently located

#### STORM PORCH

Timber Storm Porch with pitched slated roof, paved floor, external lighting and timber and glazed entrance door leading through to;

#### SPACIOUS RECEPTION HALL

21'5" x 8'7" (6.53 x 2.62)

With timber effect laminate flooring, double glazed window to front elevation, double panelled radiator, two pendant light fittings, central heating thermostatic controls, mains smoke alarm, power points, staircase rising to first floor, timber and glazed door leading out to rear elevation. Doors off to;

#### SITTING ROOM

17'4" x 21'6" (5.28 x 6.55)

A most attractive, well proportioned and light room with three large windows to front, side and rear elevations with the latter providing superb views across open countryside, three large double panelled radiators, carpet as laid, two pendant light fittings, feature fireplace with slate flooring and surround housing a Burley Log Burner (fitted in 2017) television point, telephone point, ample power points, doors into reception hall at both ends of the room providing good flow.

#### STUDY/BEDROOM 4

9'8" 10'6" (2.95 3.20)

With carpet as laid, double glazed window to front elevation, double panelled radiator, pendant light fitting, television point, power points.

#### SHOWER ROOM

With tiled effect linoleum flooring, double panelled radiator, white suite comprising; dual flush low level WC with wooden seat, pedestal wash hand basin, walk-in fully tiled shower cubicle with glazed screen and swing door, "Triton" electric shower, splash back tiling behind wash hand basin, light fitting, extractor fan

#### KITCHEN/LIVING/DINING AREA

25'10" x 22'1" (7.87 x 6.73)

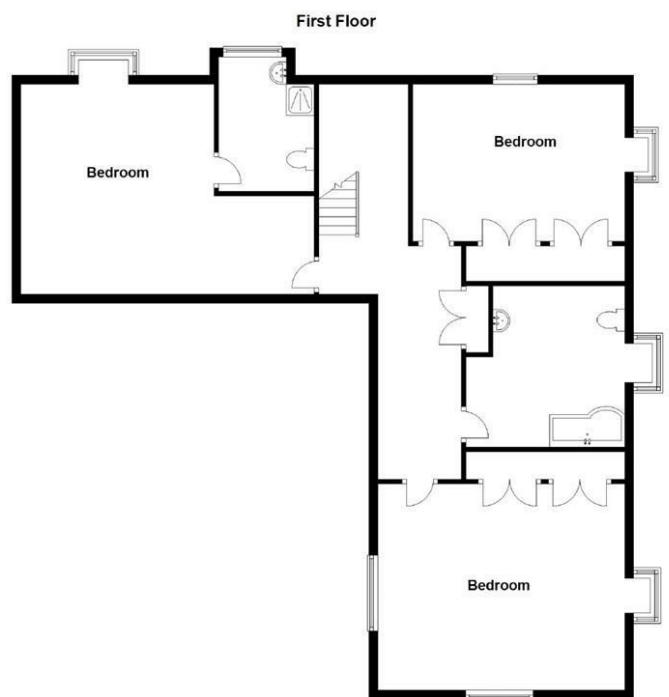
A superb well laid out open plan room with 3 double central heating radiators providing for:

#### KITCHEN

With black and white checker board style ceramic tile flooring, large double glazed window to side elevation, comprehensive range of fitted base and eye level units providing a good amount of cupboard and drawer storage space with work tops over and tiled splash backs, one and a half bowl stainless steel sink unit with hot and cold mixer taps, "Belling" electric double fan assisted ovens with ceramic four ring electric hob over, integrated extractor hood and light unit above, integral "Diplomat" dishwasher, space for fridge, pendant light fitting, under-cupboard downlighters, extractor fan, telephone point, ample power points, heat alarm

#### DINING/LIVING

With black and white checker board style ceramic tile flooring, large double glazed window to side elevation, two double panelled radiators, double glazed French Doors opening out to side patio area and enjoying superb views over the open countryside, two pendant light fittings, television point, power points. Door leading from kitchen to:



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 206 007  
Plan produced using PlanUp.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.





3 Reception Room/s



3 Bedroom/s



3 Bath/Shower Room/s



#### SNUG/PLAYROOM

9'8" x 10'6" (2.95 x 3.20)

With carpet as laid, double glazed window to side elevation with glorious views to open countryside, double panelled radiator, pendant light fitting, television point, telephone point, power points.

Doors from Kitchen and Snug lead to;

#### UTILITY ROOM

10'2" x 11'9" (3.10 x 3.58)

With black and white ceramic tiled flooring, double glazed windows to side elevation with views over open countryside, double panelled radiator, range of matching fitted base kitchen units with work tops over and tiled splash backs, single bowl stainless steel sink unit with hot and cold mixer tap, space and plumbing for washing machine, space for upright fridge/freezer, light fitting, power points, timber and glazed door leading out to rear elevation, door to access Snug/Playroom

#### FIRST FLOOR LANDING

A spacious and light area, with carpet as fitted, double glazed window to side elevation with views to the Breidden Mountains, double panelled radiator, two pendant light fittings, two mains smoke alarms, power points, inspection hatch to loft space with light. Double timber doors to Airing Cupboard housing pressurised hot water cylinder, immersion heater and ample slatted linen shelving, security alarm panel for entire house. Doors off to;

#### MASTER BEDROOM

17'7" x 21'6" (5.36 x 6.55)

With carpet as laid, three double glazed windows to two elevations enjoying attractive countryside views to the rear, two double panelled radiators, pendant light point, television point, power points. Door leading through to;

#### EN SUITE SHOWER ROOM

With linoleum flooring, frosted double glazed window to front elevation, double panelled radiator, white suite comprising; low level dual flush WC with wooden seat, vanity unit comprising a number of storage cupboards and drawers with mounted wash hand basin with hot and cold mixer tap and fitted mirror and integral lighting above; walk in shower cubicle fully tiled with glazed screen and swing door housing "Triton" mains shower, extractor fan, light unit.



#### BEDROOM 2

17'7" x 16'0" (5.36 x 4.88)

With carpet as laid, double glazed windows to front and side elevations with attractive views, double panelled radiator, pendant light fitting, power points, two large double built-in wardrobes providing a good amount of hanging, storage and shelf space.

#### BEDROOM 3

15'8" x 18'6" (4.78 x 5.64)

With carpet as laid, double glazed window to rear elevation enjoying superb views over open farmland and the countryside beyond, double glazed window to side elevation, two double panelled radiators, pendant light fitting, television point, power points, two large double built in wardrobes providing a good amount of hanging, storage and shelf space.

#### FAMILY BATHROOM

11'9" x 12'8" (3.58 x 3.86)

With linoleum flooring, frosted double glazed window to side elevation, double panelled radiator, white suite comprising; low level dual flush WC with wooden seat, vanity unit comprising a number of storage cupboards and drawers with mounted wash hand basin, fitted mirror and integrated lighting above, shaped panelled bath with glazed folding shower screen and "Triton" mains shower over, fully tiled shower/bath, light fitting, extractor fan

#### OUTSIDE

The property is approached off the Council maintained roadway via its own tarmac driveway which leads in via a timber gate and down to the side of the property giving access to the detached single garage and providing turning and parking for several vehicles, caravan etc. Numerous external lights on house and garage. Outside tap.

#### DETACHED SINGLE GARAGE

11'10" x 19'2" (3.61 x 5.84)

Built of brick under a pitched slated roof, metal up and over door to the front, concrete floor, double glazed window to rear elevation, pedestrian access door to side, light point, power points, security lighting to the front. The oil tank is situated to the side of the garage.



### **GARDENS**

The gardens which are situated to the front, side and rear of the property are neatly laid out, beautifully presented, and relatively low maintenance. Consisting of lawns, herbaceous borders, shrubbery and trees they are enclosed by a mixture of hedging and fencing providing a safe environment for both children and pets to play. There is a paved patio area outside the French Doors to the side of the property, and a delightful Summerhouse in the lower garden, both lovely areas to sit out and enjoy the glorious views on warm summer evenings.

### **SERVICES**

Mains electricity and water, Marsh Sewage Treatment/Septic Tank, 9 yrs old with a 25 year warranty and oil fired central heating are understood to be connected. 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 'G'

### **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](mailto:welshpool@hallsgb.com)

### **DIRECTIONS**

The property postcode is SY21 8ZS

What3Words Reference is [punch.tearfully.taxpayers](https://www.what3words.com/punch.tearfully.taxpayers)

### **SITUATION**

Plas-Y-Don is situated on the main Welshpool to Shrewsbury road on the edge of the popular village of Trewern. Some 5 miles from Welshpool and 14 from Shrewsbury it is an ideal property to commute from. Trewern has the benefit of a well regarded Primary School, and Village Community Centre which caters for an active and thriving social, cultural and recreational agenda providing a wide range of interests to suit the needs of most. The nearby towns of Welshpool and Shrewsbury offer a more comprehensive range of shopping, recreational and educational facilities together with road and rail links onto Birmingham and London.

### **MONEY LAUNDERING**

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you.

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017). Appropriate examples: Passport and/or Photographic Driving Licence and a recent Utility Bill.

### **WEBSITE**

Please note that 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)



FOR SALE

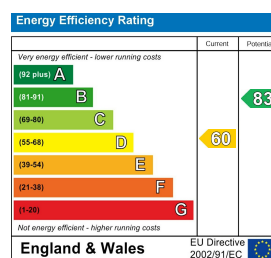
Plas Y Don, Trewern, Welshpool, Powys, SY21 8SZ



**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



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