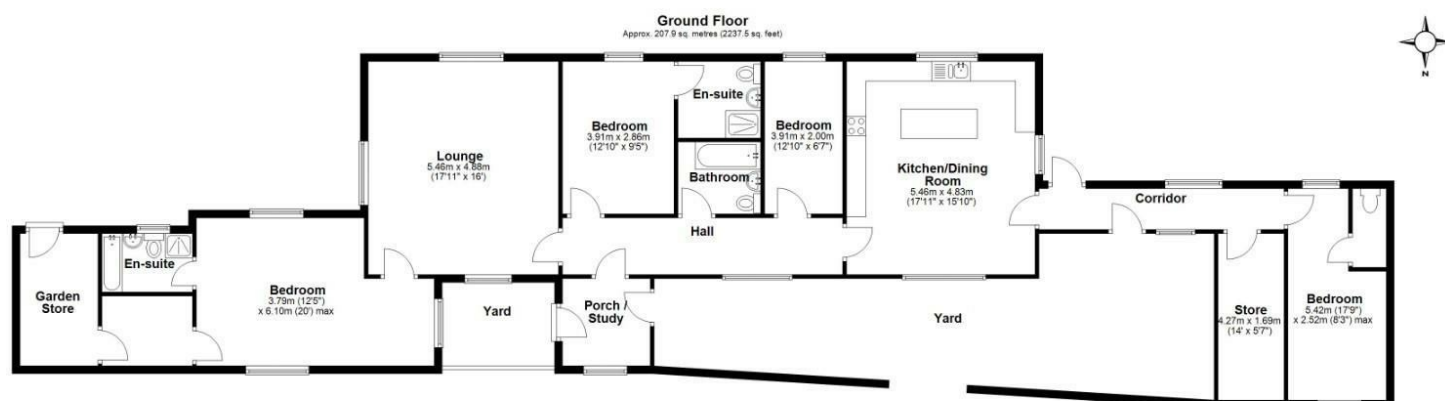


FOR SALE

Church View, Llandrinio, Llanymynech, Powys, SY22 6SG



Halls 1845

FOR SALE

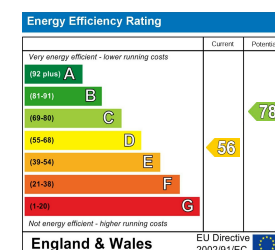
Offers in the region of £345,000

Church View, 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



Halls 1845

01938 555552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD

E: welshpool@hallsgb.com



OnTheMarket.com



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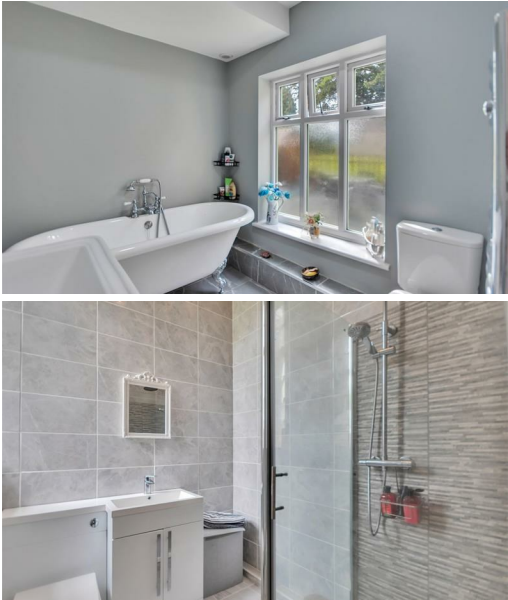
1 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- Refurbished/Converted Sunday School
- Modern Kitchen with Integrated Appliances
- Lounge with Multi Fuel Stove
- Four Bedrooms along with Two En-Suites
- Easy Commute to either Oswestry or Shrewsbury
- Viewing Highly Recommended
- Secondary Glazed Throughout

Oak Entrance Door
Leading to

Entrance Hall/Study Area
Wood laminate floor covering, window to the front elevation, bt point, airing cupboard with heater and timer controls, shelved alcove, door to Inner Hallway.

Inner Hallway
With Oak doors to the Lounge, Kitchen/Diner, Bedrooms and Shower Room, central heating radiator, thermostat heating control, window to the front elevation, engineered Oak flooring, access to attic storage area.

Lounge
17'7 x 15'7
Vaulted ceiling, windows to front, side and rear elevations creating a very bright and airy Living Room, engineered Oak flooring, central heating radiator, inset multi fuel stove set on slate hearth with brick surround and Oak mantelpiece.

Kitchen/Dining Room
17'4 x 14'3
With vaulted ceiling, windows to three elevations creating a bright and airy Kitchen, fitted with an extensive range of grey high gloss wall, base and ladder units, twin Zanussi double ovens, integrated fridge and freezer, inset one and a half bowl sink drainer unit with mixer tap. Electric hob, stainless steel extractor fan, polished granite work surfaces, central island with breakfast bar, tiled splashbacks, tiled floor, central heating radiator, integrated dishwasher.

Bedroom One
14'2 x 12'6
Window to the front and rear elevations, wood laminate floor covering, door leading out to the front, two central heating radiators, walk in wardrobe.

En-Suite
With claw foot roll top bath with central mixer tap and shower attachment, low level W.C., wash hand basin set on vanity unit, storage cupboard, heated chrome towel rail, tiled floor, frosted double glazed window to the rear elevation, extractor fan.

Bedroom Two
12'9 x 9'4
Window to the rear elevation, wood laminate floor covering, central heating radiator.

En-Suite
With walk in shower, wash hand basin set on vanity unit, low level W.C., heated chrome towel rail, tiled walls and floor, window to the rear elevation, extractor fan.

Shower Room
Walk in shower, low level W.C., wash hand basin set on vanity unit, heated chrome towel rail.

Bedroom Three
13'0 x 6'4
Window to the rear elevation, central heating radiator.

Hallway
Access from Kitchen, Oak door to the front elevation and door to the rear garden, windows to front and rear, door to lean to storage room.

Bedroom Four
13'6 x 8'2
Window to the front elevation, central heating radiator.

W.C.
There is a provision for a W.C., with frosted window to the rear elevation, this is yet to be completed.

Externally
To the front the property has a stone wall boundary, pedestrian access gate, gravelled seating area, courtesy light, external power point and tap.

To the rear there is external power points, courtesy lights, small lawned area, gravelled entertaining area, shed, oil tank, lean to shed housing oil boiler, overlooking the Church grounds.

Agents Notes
There is a school pick up point by the Church. This property is offered for sale with No Onward Chain.

Services
Mains electricity, water 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 'E'

Viewing
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 6SG

What3Words Reference is ///diary.homeward.approvals

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.

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