



Holters

Local Agent, National Exposure

5 Glan Cerniog, Carno, Caersws, SY17 5LZ

Offers in the region of £210,000



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The sale of 5 Glan Cerniog is a fantastic opportunity to acquire a great family home, in a village setting. This detached property with three bedrooms, garage, parking, and enclosed garden ticks all the boxes.

Key Features

- Well Presented Detached Home
- 3 Bedrooms
- Family Bathroom, En-suite Bathroom and Downstairs WC
- Kitchen / Dining Room
- Spacious Living Room
- Enclosed West-Facing Rear Garden
- Idyllic Village Location
- Detached Garage
- Off Road Parking
- EPC C

The Property

Welcome to 5 Glan Cerniog! This lovely detached property, built in 2003, is set in a residential cul-de-sac in the idyllic and popular village of Carno.

This well presented property offers three bedrooms, a spacious reception room, enclosed rear garden, detached garage and a driveway providing off road parking for 3 cars.

Entering the property through the front door past the neatly maintained front lawn takes you into the entrance hall, which then leads into the light and airy living room, with large window to the front of the property. From here we access the kitchen / dining room which is the ideal space for family dining.

Continuing with our tour and heading

upstairs, the spacious landing provides access to the three bedrooms, the family bathroom and useful airing cupboard. The master bedroom benefits from built in wardrobes and an en-suite, which comprises of an electric shower, wash basin and WC. The second bedroom also features a built in wardrobe space and views out to the garden at the rear. The family bathroom is well presented and is fitted with a matching suite.

A relatively efficient house to heat, the property has the benefit of UPVC double glazed windows and gas fired central heating. The current owners installed a new boiler and new carpets throughout.

Outside, the enclosed rear garden provides a fantastic outdoor space for children to play or to entertain guests. The current owners installed a decking and pergola ideally sized for anyone wishing to install a hot tub for the ultimate relaxation opportunity.

The driveway to the side of property provides off road parking for up to two vehicles as well as a detached garage with lighting and electric socket points. The garden can be accessed from the exterior door of

the kitchen as well as through the integrated side gate from the driveway.

The Location

The village of Carno which was once home for what became the internationally renowned Laura Ashley fashion company, is now a vibrant and thriving community offering residents many amenities including a primary school, local pubs, a village shop / post office, places of worship and a community centre which supports a range of recreational activities and clubs.

Carno is also ideally located to access the larger towns of Newtown, Welshpool and Machynlleth and it is only 45 minutes from the beautiful Welsh Coastal village of Aberdyfi. The village is also less than 10 minutes from Caersws station on the Cambrian Rail Line.

The beautiful Montgomeryshire countryside is a paradise for outdoor enthusiasts, offering a wide range of activities and adventures to suit all interests and abilities. From hiking and mountain biking to stargazing and wildlife watching, there is no shortage of ways to explore and enjoy this stunning natural wonderland.



Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band C.

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

What3Words

///frostbite.vocal.quoted

Nearest Towns/Cities

- Caersws - 5 miles
- Newtown - 12 miles
- Llanidloes - 14 miles
- Machynlleth - 17 miles
- Welshpool - 20 miles
- Aberystwyth - 34 miles

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

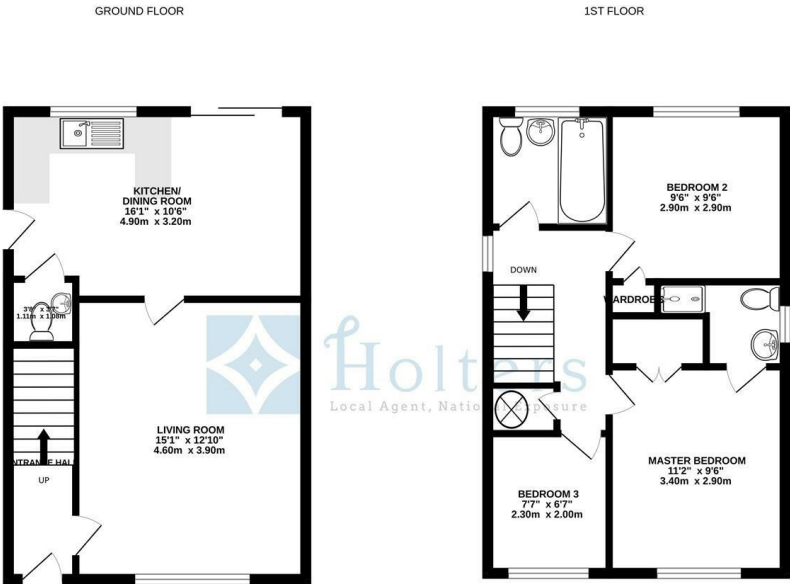
Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money

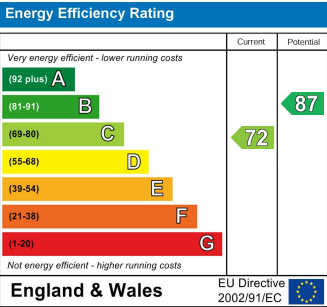
Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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 operation or efficiency can be given. Made with Metropie C0205





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