



43 Pentre Gwyn, Trewern, Welshpool, Powys, SY21 8DZ

£162,500

An appealing 3 bedroom end terrace house, conveniently situated between Shrewsbury and Welshpool. Accommodation includes: Hall, Living Room With Wood Stove, Fitted Kitchen/Dining Room, Rear Porch/Utility, 3 Bedrooms, Bathroom, Gardens, OCH, DG.
Views To The Rear To Welshpool And Countryside.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed entrance door.

Entrance Hall

Staircase leads to First Floor Landing.

Living Room 15' 6" x 14' 0" (4.72m x 4.26m)

Feature fireplace with cast iron glass fronted wood burner inset, tiled hearth, 2 radiators, double glazed window, wood style laminate flooring.

Kitchen/Dining Room 19' 0" x 7' 10" (5.79m x 2.39m)

Fitted with excellent range of cream fronted base and eye level units, laminated work tops, inset sink unit, tiled splash to work areas, integrated electric oven, hob and filter hood, 2 radiators, tiled flooring, double glazed window overlooking garden to the rear, useful under stairs cupboard.

Rear Porch/Utility Room 8' 3" x 4' 6" (2.51m x 1.37m)

Tiled flooring, work surface, double glazed window to the rear, double glazed door to rear garden.

Bedroom 1 12' 6" x 10' 5" (3.81m x 3.17m)

Radiator, double glazed window to the front, built in wardrobe.

Bedroom 2 10' 4" x 9' 4" (3.15m x 2.84m)

Radiator, double glazed window to the rear with views towards Welshpool and hills beyond.

Bedroom 3 9' 5" x 8' 2" (2.87m x 2.49m)

Radiator, double glazed window, built in cupboard.

Bathroom

Fitted with white 3 piece suite providing bath with mixer tap and shower attachment, wash basin, WC, double glazed window, heated towel rail, Ventaxi extractor fan.

Outside - Front

Gravelled front garden with log store.

Rear Garden

Approached onto a paved patio with picket style fence with gate leading on to lawn with paved pathway to one side and enclosed by timber fencing with gate to the rear. Useful garden shed. Oil fired central heating boiler.

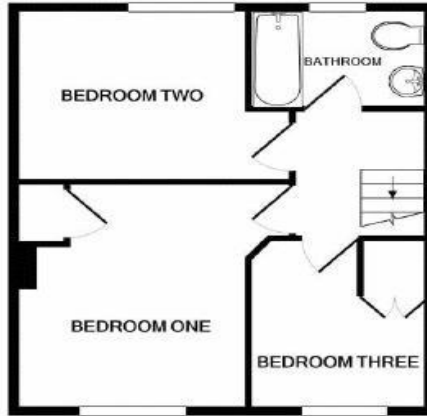
Council Tax Band - C

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



GROUND FLOOR
APPROX. FLOOR
AREA 465 SQ.FT.
(43.2 SQ.M.)



FLOOR PLANS FOR GUIDANCE ONLY

02/08/2024, 15:07

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

43 PENYRE GWYN THE BURN WELLSPOOL, SY21 8JZ	Energy rating D	Valid until: 17 March 2031
		Certificate number: 8439-4627-9000-0453-4292

Property type Semi-detached house

Total floor area 78 square metres

Rules on letting this property

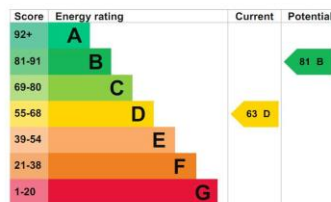
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/landlords-privately-letting-property-minimum-energy-efficiency-standards-and-exemptions>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

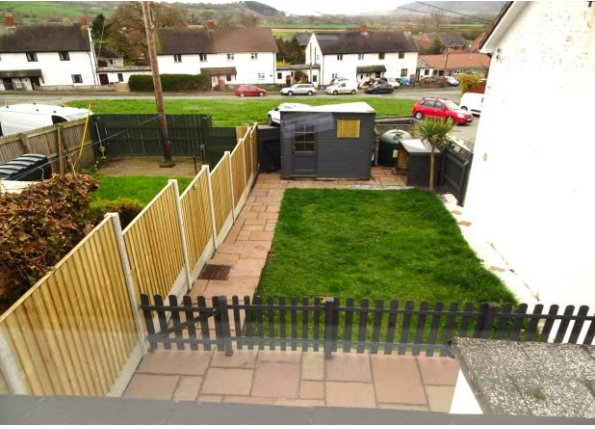
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificates.service.gov.uk/energy-certificate/8439-4627-9000-0453-4292>

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FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage