



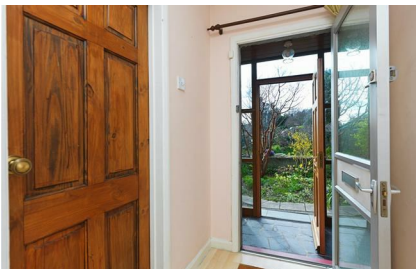
FOR SALE

Offers in the region of £238,000

Cartrefle Bwlch Y Cibau, Llanfyllin, Powys, SY22 5LN

Enjoying a most delightful village location, a spacious well appointed detached bungalow which has been sympathetically extended and briefly comprises: Porch, Reception Hall, Living Room, Kitchen/Breakfast Room, Dining Room, Utility Room, Two Bedrooms, Bathroom, Separate WC, Driveway providing ample off-road parking and attractive cottage style gardens. With No Onward Chain. Viewing fully recommended.





- Popular Village Location
- Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Driveway and Gardens
- No Chain

LOCATION

Located in the desirable village of Bwlch-y-Cibau, a small vibrant community with a popular pub/restaurant that is within short walking distance. The immediate area offers an abundance of walks within stunning countryside. Llanfyllin, the nearest town, is 3 miles from the property and offers traditional shops, a convenience store, pubs, primary and secondary schools, pharmacy and GP Surgery. The market towns of Welshpool and Oswestry offer a wider range of services including supermarkets. Excellent road networks allow easy access to Wrexham, Chester, Shrewsbury, Telford and the West Midlands.

DIRECTIONS

From Oswestry, take the A483 towards Welshpool. At Llyncllys crossroads turn right, signposted for Llansantffraid-ym-Mechain, and proceed along the A495. Take a left turn after approximately 2 miles and continue along the A495. Proceed through Llansantffraid village and continue on the A495 towards Meifod. After approximately 3.5 miles take a right turn onto the A490, signposted for Bwlch-y-Cibau. Proceed into Bwlch-y-Cibau and take the left turning before the popular Stumble Inn pub/restaurant, where the property will be observed on the left hand side.

THE ACCOMMODATION

An attractive wooden entrance door with double glazed side panels leads into:-

PORCH

With a slate floor and glazed door leading into:-

RECEPTION HALL

With laminate wood effect flooring, radiator, electric wall heater, access to loft, built in storage cupboard and telephone point.

LIVING ROOM

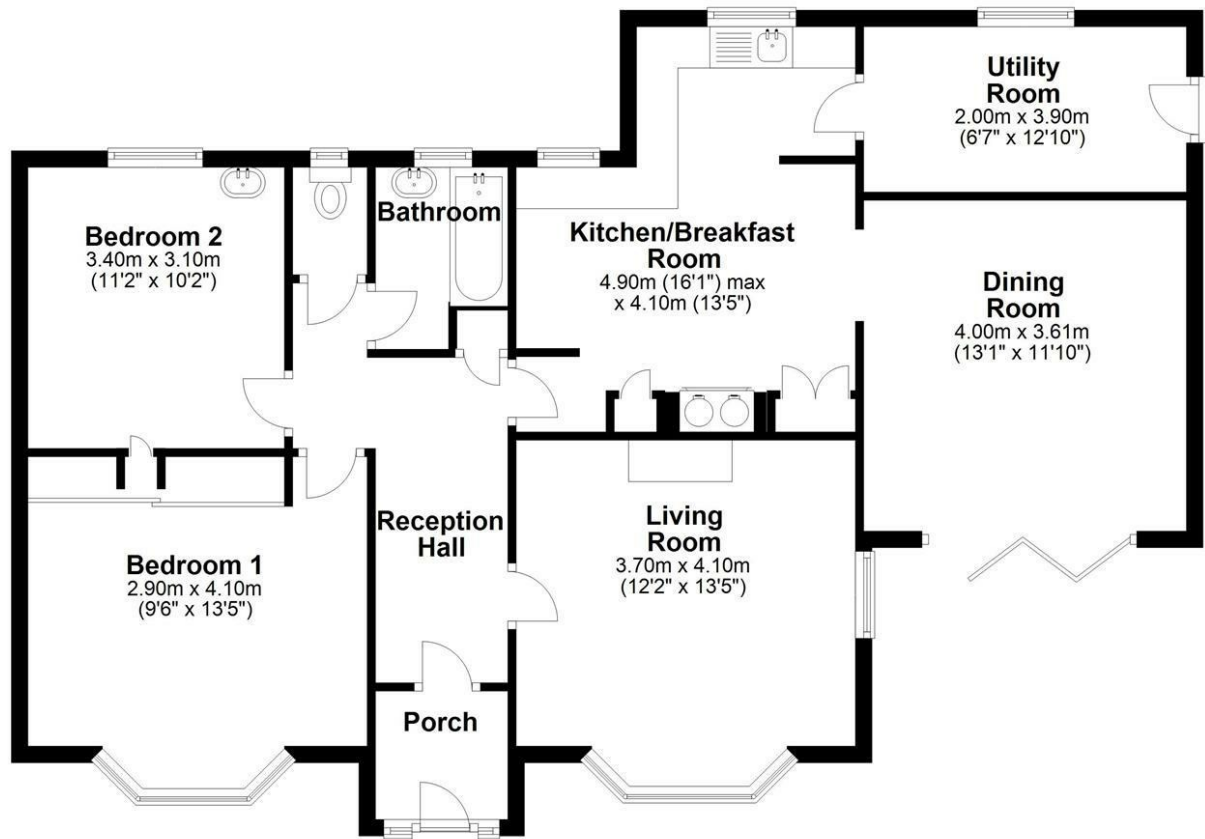
3.70m x 4.10m (12'1" x 13'5")

With double glazed windows to front and side elevations, radiator, tiled fireplace and shelved recess.



Ground Floor

Approx. 100.5 sq. metres (1082.2 sq. feet)



Total area: approx. 100.5 sq. metres (1082.2 sq. feet)

Cartrefle

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.



2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



KITCHEN/BREAKFAST ROOM

4.90m max x 4.10m (16'0" max x 13'5")

With double glazed window to rear elevation, range of fitted wall and floor units, work surfaces, stainless steel sink and drainer with mixer tap, space for appliances, integrated solid fuel range cooker providing central heating and hotwater, tiled floor and telephone point. A part double glazed door leads into:-

UTILITY ROOM

2.00m x 3.90m (6'6" x 12'9")

With laminate wood effect flooring, double glazed window to rear elevation and part double glazed exterior door to side elevation.

DINING ROOM

4.00m x 3.61m (13'1" x 11'10")

With wooden floor, cast iron radiator, exposed stonework, high level double glazed window and double glazed bi-fold doors to front elevation/decked patio area.

BEDROOM ONE

2.90m x 4.10m (9'6" x 13'5")

With double glazed window to front elevation, radiator, built in wardrobes and wooden floor.

BEDROOM TWO

3.40m x 3.10m (11'1" x 10'2")

With double glazed window to rear elevation, vanity wash hand basin, radiator and built in wardrobe.

BATHROOM

With double glazed window to rear elevation, suite comprising: pedestal wash hand basin, bath with tiled surround, Triton shower over and glazed folding screen, radiator, high level electric heater and laminate wood effect flooring.

SEPARATE WC

With double glazed window to rear elevation, low flush WC, radiator and laminate wood effect flooring.

OUTSIDE

A driveway provides ample off-road parking. There is a most attractive well stocked cottage style garden to the front of the property with a variety of flowers, trees and shrubs and a feature raised decked patio area. A wrought iron style gate leads to the side of the property. The rear garden is enclosed with raised planting beds, an outside tap, electric point and store.

TENURE

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor.

SERVICES

We are advised that mains water and electricity are connected together with private drainage (sewage treatment plant) which is shared between three properties with a management plan in place.

LOCAL AUTHORITY

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS.

Telephone: (01938) 552 828

COUNCIL TAX

Band 'D' according to the council website.

VIEWING

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an



offer please contact the office and one of the team will assist further. 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. Appropriate examples; Passport/Photographic Driving Licence and a recent Utility Bill.

FOR SALE

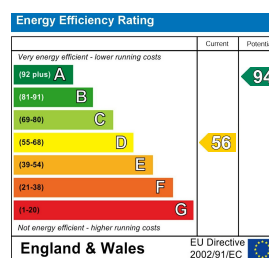
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely 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



01691 670 320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
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