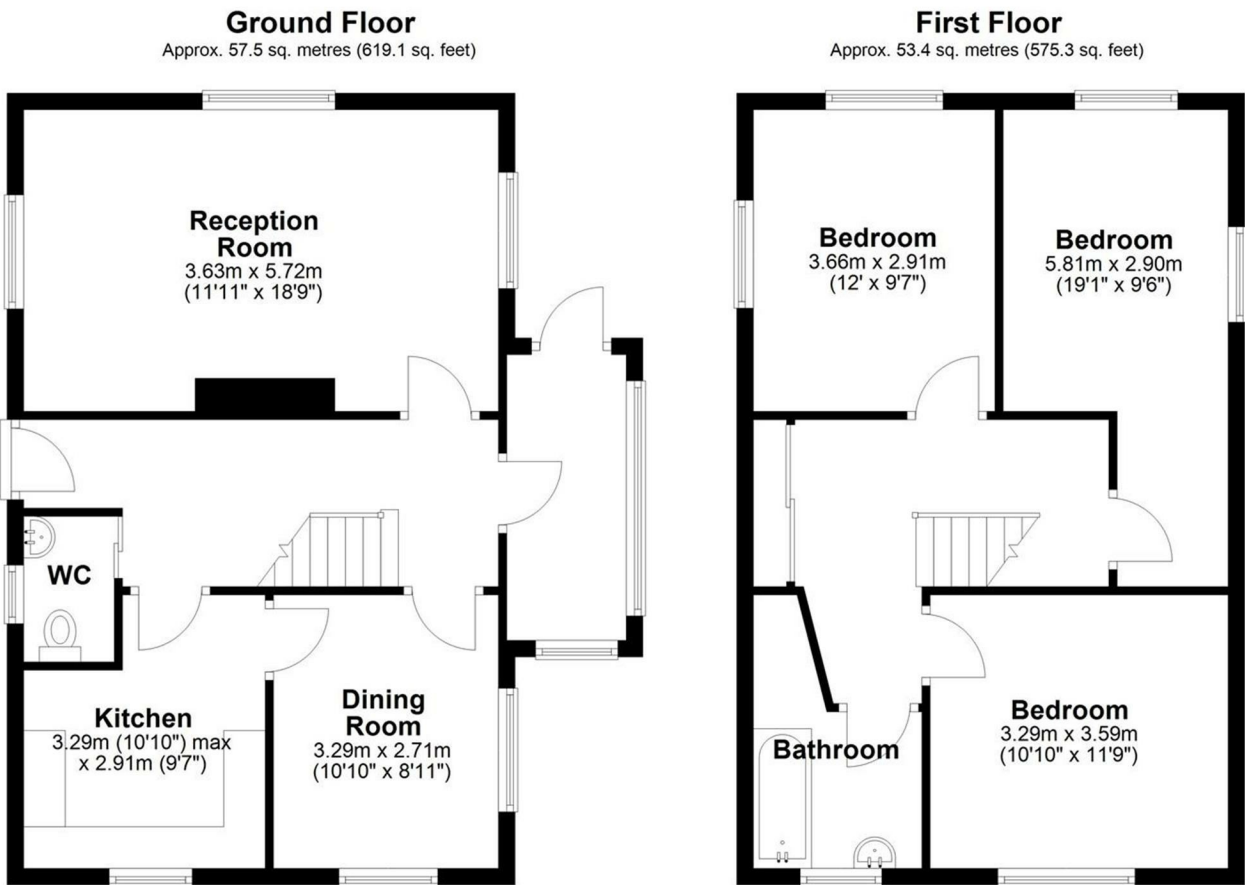


FOR SALE

Rainbows Bachie Road, Llanfyllin, SY22 5LA



Total area: approx. 111.0 sq. metres (1194.4 sq. feet)



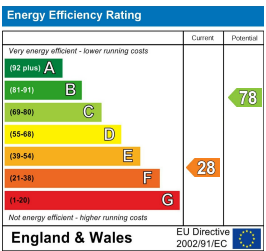
FOR SALE

Offers in the region of £220,000

Rainbows Bachie Road, Llanfyllin, SY22 5LA

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



An interesting Detached House with attractively proportioned accommodation, requiring an extensive scheme of modernisation and refurbishment with scope to modify, whilst having well stocked gardens and garaging, set in a commanding position on the fringe of the town with stunning views to the front extending down the valley over open farmland.




01691 670 320


Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@halls.gb.com




IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Detached, 3 Bedroom House
- Attractively Proportioned Layout
- Well Stocked Gardens
- Stunning Views to the Front
- Attractive Edge of Town Location
- Requiring Modernisaton/Refurbishment

DIRECTIONS
Travel towards Llanfyllin from the Welshpool direction on the A490. On reaching the edge of the town immediately prior to the school turn left onto Bachie Road. Follow the road up the bank and the property is set back on the right hand side.

WHAT3WORDS: dawn.sisters.vibrating

SITUATION
The property is most attractively situated on the fringe of the popular town of Llanfyllin, set slightly elevated with commanding views to the east down the beautiful valley. The town itself provides a good range of local amenities including shops, post office, doctors and dentist surgery, schools and social facilities. More comprehensive amenities can be found in the towns of Oswestry (14.5 miles) and Welshpool (11.8 miles). Llanfyllin is also an ideal base to explore North Powys, Southern Snowdonia and nearby Lake Vyrnwy.

DESCRIPTION
This mature detached house offers a traditional layout, being comfortably proportioned and is particularly noted for its light and airy rooms. The accommodation is in need of a general scheme of modernisation and refurbishment and offers scope for some remodelling to suit individual requirements. This opportunity will allow prospective purchasers to put their own tastes and requirements into the property, whilst its lovely commanding position and views are of particular benefit. The gardens are well stocked and somewhat deceptive in size. In addition there is a brick built garage.

ACCOMMODATION
RECEPTION HALL
Useful understairs storage cupboard, staircase rising to the first floor, rear part glazed door and side screen leading out to a SIDE PORCH.

GUEST CLOAKS/WC
With corner wash hand basin, low flush WC.

LOUNGE
With tiled fireplace and hearth with open grate, triple aspect windows. The main picture window to the front overlooks the garden with stunning elevated views over the valley in the foreground.

DINING ROOM
With twin window aspect partially overlooking the rear garden.

KITCHEN
With vinyl floor covering. Fitted formica work surfaces with built-in stainless steel sink unit. A selection of base and eye level storage cupboards, space and connection for LPG gas cooker, space and connection for washing machine.

FIRST FLOOR LANDING
With built-in wide double wardrobe having sliding doors, access to loft space.

BEDROOM 1
With built-in double wardrobe having sliding doors, twin window aspect - one of which provides stunning views down the valley.

BEDROOM 2
With twin window aspect.

BEDROOM 3
With twin window aspect - one of which provides stunning views down the valley.

BATHROOM
With coloured panelled bath and tiled splash with wall mounted electric shower unit and splash curtain. Pedestal wash hand basin, low flush WC.

OUTSIDE
The property is approached over a shared tarmacadam entrance which leads onto the main driveway with parking space.

DETACHED GARAGE
Brick built with metal up and over entrance door and power connected.

THE GARDENS
These are provided to both the front and rear. The front area comprises of a lawn interspersed with rose beds and having two ornamental ponds with water plants. In addition there are well stocked shrubbery beds and a metal arch with pathway which leads to steps dropping down to a wicket gate and the lane adjacent.

The rear garden provides a flagged patio immediately adjacent to the rear of the house with a mock stone retaining wall and terraced beds incorporating a selection of flowering shrubs. At the side is a pathway rising to a lawn.

GENERAL REMARKS
FIXTURES AND FITTINGS
Fitted carpets as laid, light fittings and curtains as provided are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES
Mains water, electricity and drainage are understood to be connected. Part electric storage heating system.

TENURE
Freehold. Purchasers must confirm via their solicitors.

COUNCIL TAX
The property is currently in Council Tax Band E - Powys 1.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS
Strictly via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.