



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Cherry Tree House, Bwlch-Y-Cibau, Llanfyllin, SY22 5LL £395,000 Region**

To view this property please call us on **01743 236 800** Ref: C7500/WM/KQ

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# A newly built, detached four bedroom house, located in a pleasant small hamlet.

This superb four bedroom detached property has been recently built to a high standard of specification to include; entrance hall, cloakroom, living room, kitchen, utility, dining room, master bedroom with en suite shower room, three further bedrooms and bathroom. Double garage and ample parking. Enclosed garden with open land behind. The property also benefits from an alarm system, fire alarm with sprinklers, LPG gas fired central heating, double glazing and solar panels.

The property occupies a pleasant and convenient position in this small hamlet with fields to the rear and woodland to the front. Bwlch-y-Cibau is approximately 8 miles from Welshpool and 4 miles from Llanfyllin. The market towns of Oswestry (10 miles) and Shrewsbury (23 miles) are also nearby.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

#### CLOAKROOM

Wash hand basin, wc

#### LIVING ROOM

15'10" x 10'5" (4.83m x 3.18m)

Feature fireplace with gas fire

Bay window to the front

#### KITCHEN

14'9" x 10'6" (4.50m x 3.20m)

Fitted with a range of matching wall and base units with solid wood worktops over and integrated appliances

Central island unit

Window to the rear

#### UTILITY ROOM

9'9" x 8'3" (2.97m x 2.51m)

Range of matching base units with sink

Space and plumbing for white goods

Door to rear garden

#### DINING ROOM

10'5" x 10'5" (3.18m x 3.18m)

French doors to rear garden

STAIRCASE rising from entrance hall to FIRST FLOOR  
LANDING

#### MASTER BEDROOM

12'8" x 10'5" (3.86m x 3.18m)

Built in double wardrobe

#### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

#### BEDROOM 2

10'5" x 8'11" (3.18m x 2.72m)

Built in double wardrobe

#### BEDROOM 3

12'9" x 7'8" (3.89m x 2.34m)

#### BEDROOM 4

10'7" x 7'11" (3.23m x 2.41m)

#### BATHROOM

8'11" x 6'5" (2.72m x 1.96m)

Fitted bath

Separate shower cubicle

Wash hand basin, wc

## OUTSIDE THE PROPERTY

#### DOUBLE GARAGE

16'4" x 15'7" (4.98m x 4.75m)

Electric doors

The property is approached over a splayed entrance onto a gravelled driveway providing ample parking and giving access to the garage and reception area. Front garden laid to lawn with shrub beds.

Access to both sides of the property to enclosed REAR GAREN laid to lawn with paved patio. The whole enclosed by fencing with open land to the rear. Outside lighting points. Outside cold water tap.



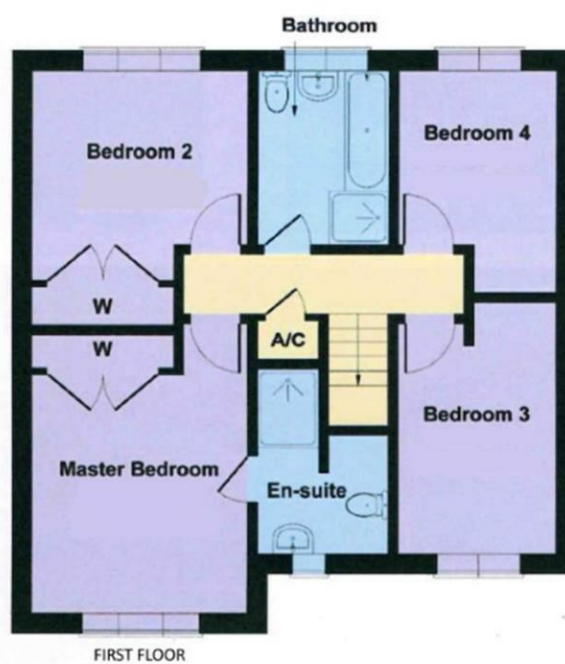
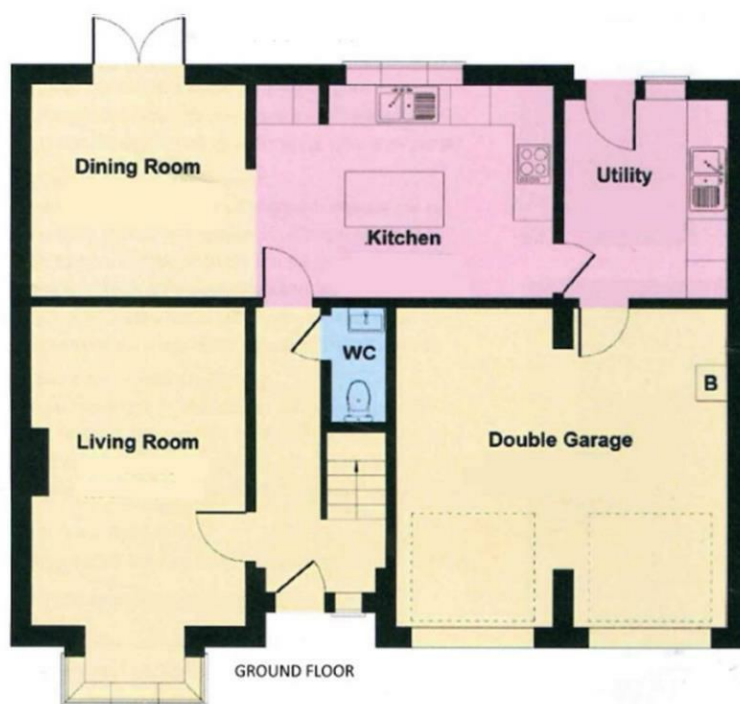








## FLOOR PLANS ...

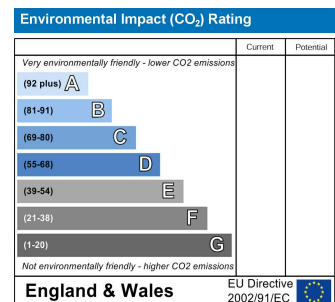
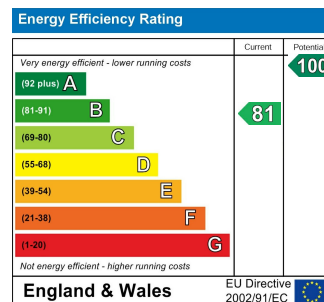




## HOW TO FIND THIS PROPERTY

When approaching from Welshpool, proceed along the A490 Llanfyllin Road. After approximately 6 miles, turn right at the junction, turn left signposted to Llanfyllin. Continue into Bwlch-Y-Cibau and the property will be found on the left hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage are connected. LPG gas.

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Council Tax Band: F

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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