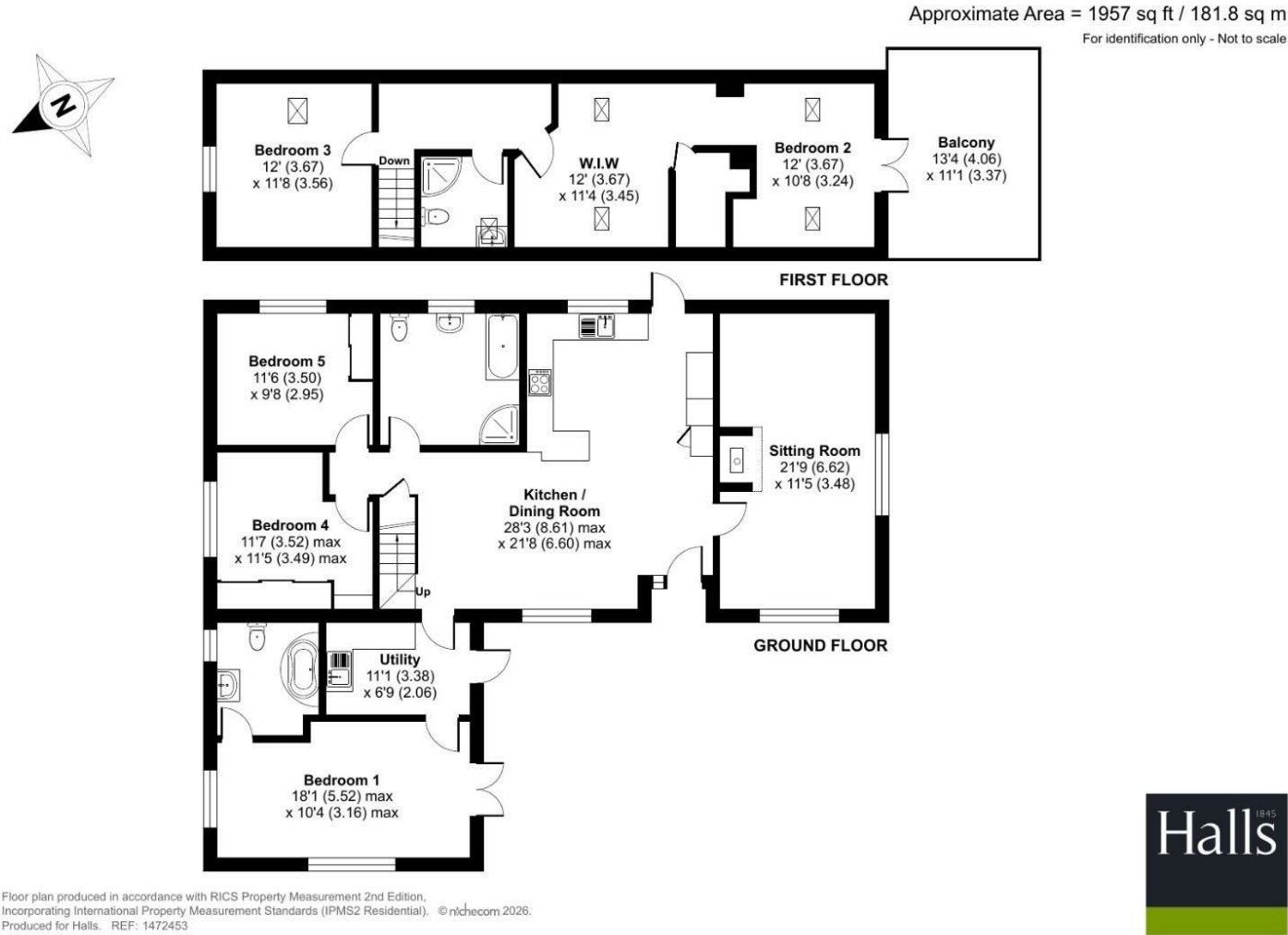


FOR SALE

Celyn Fach Brithdir, Llanfyllin, SY22 5HD



FOR SALE

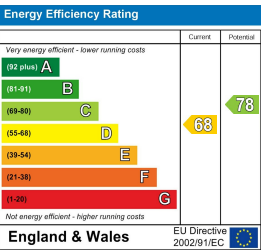
Offers in the region of £500,000

Celyn Fach Brithdir, Llanfyllin, SY22 5HD

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



This individually designed, multi generational, family home, with annex, offers spacious, bright, high end accommodation with lovely rural views and sits in a generous plot with plenty of parking. The property has a large dining hallway that opens into a recently refitted kitchen with Rayburn, a great open plan family area with door off to annex. The lounge has a multi fuel stove, two ground floor double bedrooms and large bathroom, First floor master bedroom suite with shower room and lounge with French doors leading onto a balcony area, with a further double bedroom. Ground floor annex with kitchenette/utility area, open plan lounge/bedroom with en suite and separate access.



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.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.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01938 555552



2 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



- Individually designed family home with self-contained annex.
- Spacious, light-filled accommodation
- Stunning open-plan kitchen and family area with Rayburn.
- Generous plot with ample parking
- Attractive countryside setting.

SITUATION

Situated in the popular village of Brithdir, close to Llanfyllin where there are a range of local shops, primary and secondary school and local amenities only a short drive away.

The market town of Welshpool (Y Trallwng) lies on the Wales / England border and is home to the medieval Powis Castle, the Welshpool and Llanfair Light Railway and the Montgomery Canal.

Known as the Gateway to Wales, the town provides all local amenities in an area of natural rural beauty, within commuting distance of Shrewsbury and Newtown. Welshpool railway station provides direct links to Shrewsbury, Birmingham and the Cambrian coast.

ACCOMODATION

The property is entered by a timber entrance door that leads into a large open plan dining hallway that opens into a recently fitted, blue shaker style kitchen. This large open plan family room has stone flooring throughout, a bespoke oak turned staircase leading off to the first floor, door to annex and pens into the newly fitted kitchen that has a range of wall and base units with quartz work surface, inset sink, oil fired Rayburn cooker proving heating and hot water , space for a range cooker, integrated fridge, dishwasher with a door to the rear.

The generously proportioned duel aspect lounge has an inset multi fuel stove has a back boiler and is set on a slate tiled hearth with oak mantle piece. There is a large bathroom with corner shower and bath providing very easy access

Two double bedrooms with built in wardrobes allow for very easy disable access to all of the ground floor.

Accessed from the dining hallway is the annex that has a large duel aspect lounge/bedroom area with French doors to the patio area, en suite and kitchenette / utility room with independent access door. Great guest accommodation or for a dependant relative.

The first floor is a lovely, bright, well finished master suite with comfortable double bedroom with oak flooring throughout, well finished shower room and the bonus of having a private living room with French doors leading out onto the balcony with glazed balustrade and spiral staircase down to the ground floor, a lovely space to enjoy the rural views.

EXTERNALLY

The property sits in a generous plot with 360 degree rural views. The property has a gated entrance and is well fenced. To the front is a large gravelled parking and turning area with step up to a large paved patio area, car port, tap, oil boiler, lawn, courtesy lights, further patio area, septic tank. kitche3n garden with raised beds and polytunnel.

To the rear is a, south facing, paved patio, raised well stocked borders and oil tank.

SERVICES

Mains electricity, water, private drainage and oil central heating are connected at the property. None of these services have been tested by Halls.

LOCAL AUTHORITY/TAX BAND

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001

The property is in band 'E'

DIRECTIONS

Postcode for the property is SY22 5HD

What3Words Reference is ///remodels.dabbling.others

VIEWINGS

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

ANTI MONEY LAUNDERING 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.

WEBSITES

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com