FOR SALE

Offers Around £400,000

Min Y Nant Pont Robert, Meifod, SY22 6JB

Large four bedroom detached family house situated in the picturesque village of Pont Robert. The spacious accommodation comprises entrance hall, W.C., study generously proportioned lounge, conservatory, open plan kitchen/diner, utility room with door to garage, galleried landing, master bedroom with built in wardrobes and en suite, bedrooms two and three both have built in wardrobes and Jack and Jill bathroom, bedroom four. The property sits in a large plot with plenty of off road parking, kitchen garden and large lawned rear garden with pleasant aspect over the village and the farmland beyond. No onward chain.

- Large Detached Four Bedroomed Property
- Conservatory with Pleasant Views
- Jack & Jill Bathroom and En-Suite off Bedroom One
- Pleasant Gardens and Countryside Views
- Rural Village Location
- No Onward Chain

DOUBLE GLAZED COMPOSITE ENTRANCE DOOR
With double glazed side screens, leading into

ENTRANCE HALLWAY
Tiled floor, central heating radiator, staircase to first floor.

W.C.
Having white low level W.C., vanity wash hand basin with mixer tap and vanity unit under, radiator, tiled floor, extractor fan and double glazed door to the front.

STUDY
9'9 x 7'0 (2.97m x 2.13m)
Central heating radiator, double glazed window to the front elevation.

LIVING ROOM
23'3 x 12'10 (7.09m x 3.91m)
Triple aspect room with double glazed windows to the front and side elevations, French doors to the Conservatory, feature fireplace with coal effect gas fire and marble effect surround, 2 central heating radiators, Oak flooring and door to Kitchen/Dining Room.

CONSERVATORY
9'6 x 8'7 (2.90m x 2.62m)
Of wood and double glazed construction with tiled floor and polycarbonate roof and French doors to the gardens, enjoying views over the Vyrnwy valley to the hills beyond.

KITCHEN/DINING ROOM
22'1 x 11'2 (6.73m x 3.40m)

KITCHEN AREA
Fitted with a range of cream high gloss wall and base cupboards along with drawers having quartz work surfaces over, lighting under, built in AEG double oven, Bosch 5 ring gas hob with stainless steel splashbacks, extractor hood over. Built in Bosch dishwasher, tall pull out shelf unit, stainless steel sink with mixer tap, part tiled walls and floor, two double glazed windows overlooking the gardens and countryside beyond. Door to Utility Room and open into

DINING AREA
Oak flooring, central heating radiator, double glazed window to the rear elevation with views over the rear garden and countryside beyond.

UTILITY ROOM
12'1 x 5'8 (3.68m x 1.73m)
Wood fronted base cupboards and drawers with work surfaces over, stainless steel sink with mixer tap, double glazed window to the rear elevation, central heating radiator, plumbing and space for washing machine, oil central heating boiler, part tiled walls and floor, composite door to rear and door to Garage.

FIRST FLOOR GALLERIED LANDING
Central heating radiator, loft access and airing cupboard housing tank and shelving.

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

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

4 Bedroom/s

2 Bath/Shower Room/s

BEDROOM ONE
15'0 x 13'0 (4.57m x 3.96m)
Fitted wardrobes to one wall, central heating radiator and two double glazed windows to the front elevation, door to

EN-SUITE SHOWER ROOM
Fitted with a white suite comprising of low level W.c., vanity wash hand basin with mixer tap set on vanity unit, shower cubicle, part tiled walls and floor, heated chrome towel rail, double glazed window to the front elevation, extractor fan.

BEDROOM TWO
14'0 x 12'9 (4.27m x 3.89m)
Fitted wardrobes to one wall, 2 double glazed windows enjoying far reaching views, door to

JACK AND JILL BATHROOM
11'3 x 8'2 (3.43m x 2.49m)
Modern white suite comprising vanity unit with wash hand basin with mixer tap, low level W.C. and cupboards, freestanding bath with mixer tap and shower attachment, shower cubicle, heated towel rail, part tiled walls and floor, double glazed window enjoying far reaching views, extractor fan.

BEDROOM THREE
114'4 x 10'6 (34.85m x 3.20m)
Built in wardrobes to one wall, central heating radiator, double glazed window with far reaching views.

BEDROOM FOUR
maximum measurements 12'8 x 9'7 (maximum measurements 3.86m x 2.92m)
Being L shaped, double glazed window to the front elevation.

GARAGE
18'0 x 11'8 (5.49m x 3.56m)
Electric up and over door, power and light, tiled floor and built in shelving.

EXTERNALLY
To the front there is a sloping tarmac driveway which leads to a parking area and the garage. Raised flower and shrub beds with retaining wall. Entrance canopy, courtesy light, gate to the side of the property, large greenhouse, 3 vegetable raised beds, laid to gravel.

Gate to the rear garden which is a particular feature of the property and are well maintained with an area laid to lawn with flower and shrubs, a generous patio entertaining area, outside socket, garden shed. Enjoying views towards open countryside and bounded by fence and hedging, oil tank, gates to either side.

SERVICES
Mains electricity, water 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 'F'

VIEWINGS
Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552.
Email: welshpool@hallsgb.com

DIRECTIONS
Postcode for the property is SY22 6JB

What3Words Reference is ///covers.sheds.flame

MONEY LAUNDERING

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 (MLR 2017 which came into force 26th June 2017)). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

WEBSITES

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

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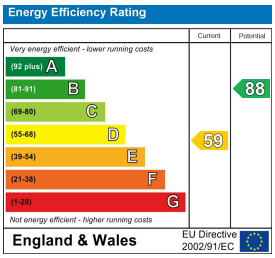
Energy Performance Rating



Halls 1845

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