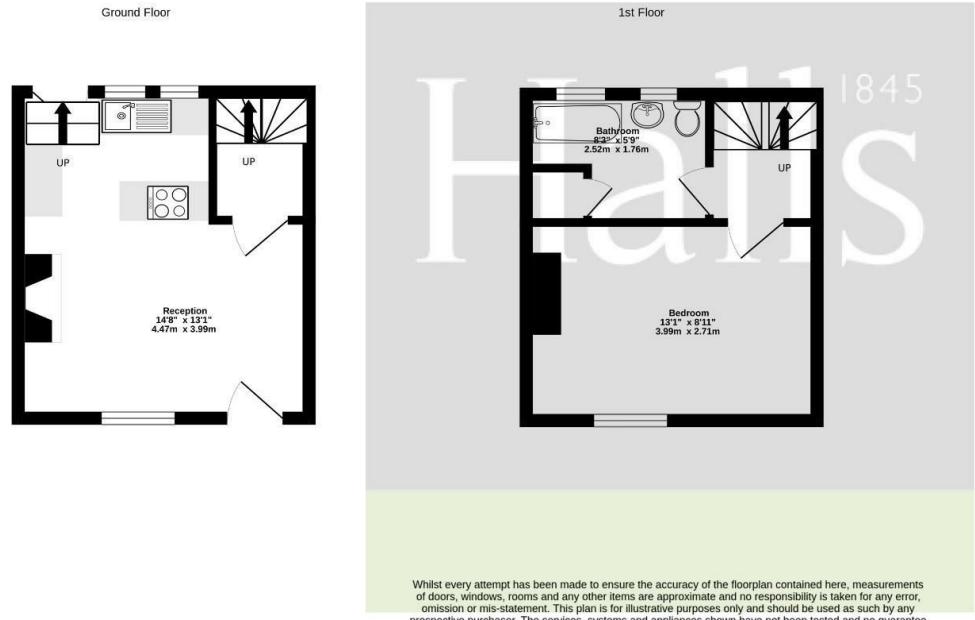


FOR SALE

6 Market Street, Llanfyllin, Powys, SY22 5BX

Halls¹⁸⁴⁵

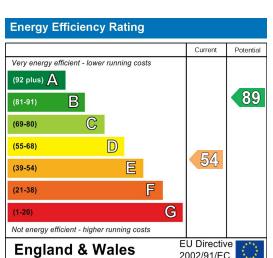


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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



Halls¹⁸⁴⁵

01938 555552

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



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6 Market Street, Llanfyllin, Powys, SY22 5BX

Situated in the heart of Llanfyllin just a short walk from local shops, school and amenities, this period Grade II listed, three storey mid terrace comprises of a lounge with brick inglenook fireplace and wood burning stove and a kitchen area with access to the rear courtyard. The first floor has a large double bedroom with exposed floor boards and ceiling beams and a bathroom and to the second floor there is a large bedroom with vaulted ceiling, exposed ceiling beams and wall timbers. The property has electric heating and is offered for sale with no onward chain.



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01938 555552



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s

- **Character Features**
- **Town Centre Location**
- **Close to Shops and Amenities**
- **Log Burner In Lounge**
- **Large Top Floor Bedroom**
- **Street Parking Only**

Timber entrance door leading into

Lounge

Sash window to front elevation, Openreach socket, quarry tiled floor, exposed ceiling beams, two wall light points, door to stairwell, brick inglenook fireplace with inset woodburning stove set on slate hearth with oak mantle piece, exposed ceiling beams, cupboard housing fuse board, smoke alarm, opening into

Kitchen

Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink drainer unit with mixer tap, two windows to rear elevation, tiled splashbacks, quarry tiled floor, exposed ceiling beams, electric hob and double oven, door to rear, plumbing and space for washing machine, slimline dishwasher.

Landing

Exposed floorboards, exposed ceiling beams, smoke alarm, stairs off.

Bedroom Two

Sash window to front elevation, exposed floorboards, exposed ceiling beams, wall mounted electric heater, three wall light points.

Bathroom

Fitted with a white suite comprising of bath with electric shower over and screen, pedestal wash hand basin, low level W.C., two windows to rear elevation, exposed floorboards, exposed ceiling beams, wall mounted electric heater, electric towel rail, large shelved airing cupboard.

Second Floor Galleried Bedroom

Vaulted ceiling with exposed ceiling beams and wall timbers, exposed floorboards, two windows to front elevation, window to rear elevation, electric storage heater and smoke alarm.

Externally

To the rear, the property has a covered area, storage shed and access over the next door's property.

Agents Notes

The neighbour has right of access across the rear yard. This property is offered for sale with no onward chain.

Services

Mains electricity, water, drainage and electric 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 'B'

Directions

Postcode for the property is SY22 5BX

What3Words Reference is lasted.coasters.stoppage

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