



Arbutus Haven, Trelydan, Welshpool, Powys, SY21 9HL

£575,000

A superior, attractively presented and particularly spacious executive style 4 bedroom detached house situated in a generous elevated plot with attractive landscaped gardens and glorious views over the Severn Valley and the Long Mountain beyond.

Accommodation provides: Entrance Hall, Living Room, Sitting Room, Dining Room, Garden Room, generous Kitchen/Breakfast Room, Utility Room, downstairs Shower Room. 2 En-suite Bedrooms, 2 further double Bedrooms, Family Bathroom, Double Garage, GCH, DG. Viewing essential to fully appreciate this property.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed entrance door with side panels.

Entrance Hall

Radiator, staircase leads to First Floor Landing, under stairs recess housing alarm control box, radiator.

Living Room 17' 4" x 14' 0" (5.28m x 4.26m)

Attractive, feature marble fireplace and hearth with coal effect gas fire, double radiator, double glazed bay window to the front.

Sitting Room 15' 5" x 11' 1" (4.70m x 3.38m)

Double glazed bay window to front with fitted blinds, double radiator, double glazed sliding doors leading to Garden Room and double doors to Dining Room.

Garden Room 16' 5" x 16' 5" (5.00m x 5.00m)

Ceramic tiled flooring, double glazed French door leading out to the rear patio, double glazed windows with fitted blinds, ceiling fan and light unit.

Dining Room 14' 9" x 11' 1" (4.49m x 3.38m)

Double glazed sliding patio doors to the rear patio, double radiator.

Fabulous Kitchen/Breakfast Room 21' 9" x 14' 8" (6.62m x 4.47m)

Ceramic tiled floor, an excellent range of solid oak fronted kitchen units and glass fronted display units and shelving, marble effect work tops with inset 1 1/2 bowl sink unit and attractive tiled splashback. Integrated appliances comprise 4-ring gas hob with filter hood above, 'Hotpoint' fan assisted double oven and separate grill, under counter freezer and dishwasher. Island unit with integrated fridge, wine rack and power points. Double glazed windows to the rear and double glazed patio doors to the rear, double radiator, ample space for a dining table.

Utility Room 14' 0" x 6' 5" (4.26m x 1.95m)

Ceramic tile floor, marble effect work surface with inset sink unit, tiled splashback and cupboard beneath, double glazed windows and door to the rear, space and plumbing for washing machine and condenser tumble dryer. 'Worcester Highflow 400' electronic gas fired central heating boiler, extractor fan, double radiator.

Ground Floor Shower Room

Fitted with walk-in tiled shower cubicle with power shower, ceramic tiled floor, wash basin and WC, double radiator, double glazed window to the rear, extractor fan.

Double Garage 19' 5" x 19' 2" (5.91m x 5.84m)

Concrete floor, electric roller shutter door, light and power points, ample space for fridge freezer, electrical fuse box, access to loft space.

Spacious First Floor Landing

Access to loft space.

Bedroom 1 17' 7" x 14' 10" (5.36m x 4.52m)

'His and Hers' double fitted wardrobes, double radiator, 2 double glazed windows with lovely views to the front.

En Suite Bathroom

Tiled double shower cubicle with power shower, jacuzzi bath, WC and wash basin, decorative tiling, spotlights, double radiator, recessed display shelf, wall mounted mirror.

Bedroom 2 11' 0" x 10' 5" (3.35m x 3.17m)

Double glazed window with lovely views to the front, double radiator. Walk-in double wardrobe, built-in cupboard with fitted shelving.

En Suite Shower Room

Fitted with corner shower cubicle with power shower, wash basin and WC, double glazed window to the side double radiator, recessed spotlights and ceiling extractor fan.

Bedroom 3 15' 4" x 10' 2" (4.67m x 3.10m)

2 double glazed windows overlooking the rear gardens, double radiator

Bedroom 4 13' 9" x 8' 10" (4.19m x 2.69m)

Double glazed windows to the rear, double radiator.

Main Bathroom

Fitted with jacuzzi bath with mains power shower over, wash basin and WC, double glazed window to the rear double radiator, recessed spotlights, extractor fan, part tiled walls.

Gardens

The wrap around garden is a fabulous feature of the property and is south facing with a lovely sunny aspect. There is a good selection of mature trees including fruit trees, lawns, well stocked shrub and flower beds, ornamental trees and the garden is enclosed by mature hedging. A paved pathway linking patios to the side and rear. .

Outside - Front

The property is accessed from Brynfa Road onto a shared access road. The property is approached over a private brick paved driveway which provides ample parking for several cars and access to the garage. The property owns the access road with a hedge on the other side.

Services

Mains water, electricity, drainage and gas are understood to be connected. These services have not been tested.

Council Tax Band G

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Arbushaven Trellydan WELSHPOOL SY21 9HL	Energy rating C	Valid until: 21 August 2027 Certificate number: 0453-2838-7482-9593-3945
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Property type
Detached house

Total floor area
197 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



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