

SHREWSBURY'S ESTATE & LETTING AGENTS

A superior four bedroom detached home nearing completion. The completed works will be of a high standard of specification, including oak doors and chrome socket to the ground floor. The accommodation briefly comprises; entrance hall, cloakroom, living room, kitchen opening to dining room and utility. To the first floor there will be a master bedroom with en suite shower room, three further bedrooms and a family bathroom. The property will include an integral double garage and driveway providing parking. Enclosed rear garden. The property will benefit from LPG gas heating and double glazing.

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.

- Superior detached house
- Works nearing completion
- Living room, dining room, kitchen and utility
- Master bedroom with en suite shower room
- Three further bedrooms and bathroom
- Integral double garage and parking
- Enclosed south facing rear garden
- Small hamlet position



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Yew Tree House, Bwlch-Y-Cibau,, Llanfyllin, SY22 5LL

£465,000

To view this property please call us on **01743 236 800** Ref: C7809/WM/KQ

ENTRANCE HALL

CLOAKROOM

Wash hand basin, wc

LIVING ROOM

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

Wall mounted gas fire
Bay window to the front

DINING ROOM

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

French doors to rear garden

KITCHEN

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

Fitted with a range of matching wall and base units with Marble work surface over
Integrated wine cooler, dishwasher, fridge-freezer, double oven and feature extractor

UTILITY

9'8" x 8'3" (2.95m x 2.51m)

Plumbing for white goods

STAIRCASE rising from the entrance hall to FIRST FLOOR
LANDING

MASTER BEDROOM

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

EN SUITE SHOWER ROOM

Shower cubicle, wash hand basin, wc

BEDROOM 2

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

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

Bath, shower, wash hand basin, wc

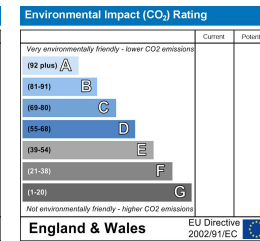
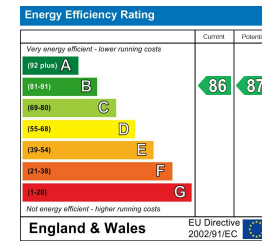
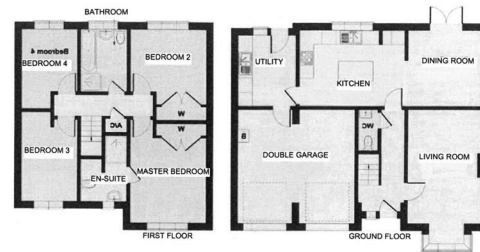
GARDENS AND GROUNDS

INTEGRAL DOUBLE GARAGE

Electric up and over doors

Driveway to the front of the property providing parking and access to the garage. EV car charging point.

Enclosed south facing rear garden.



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

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

Frankwell, Shrewsbury Tel: 0345 678 9000

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.

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.

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.

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