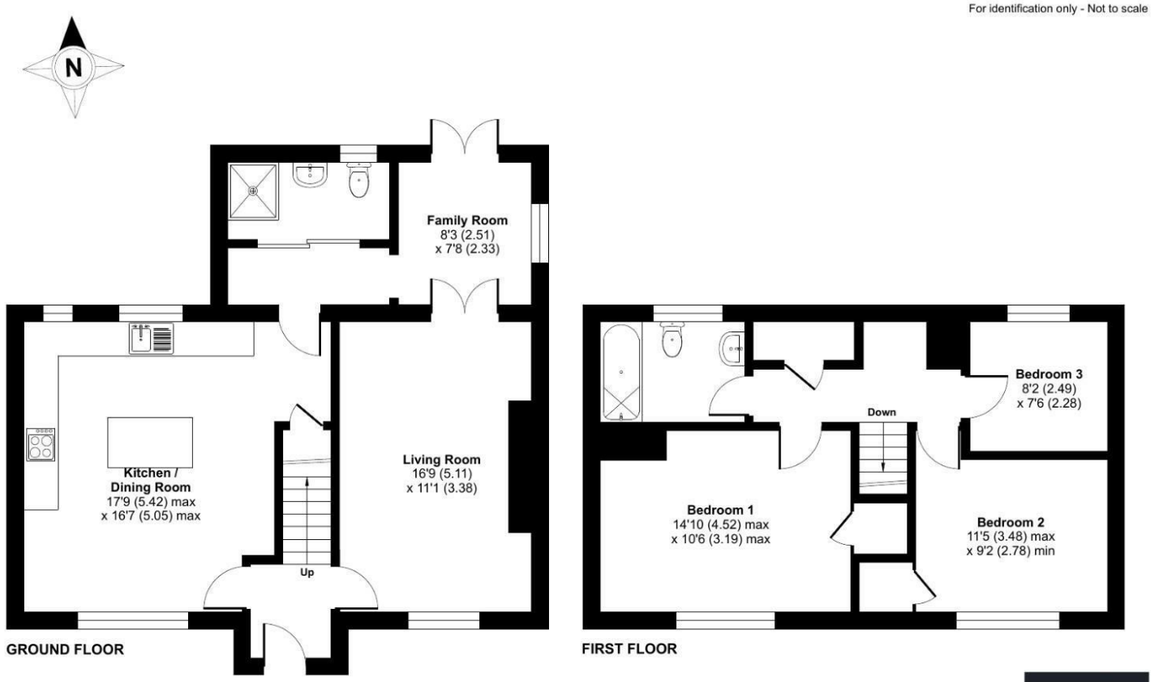
FOR SALE

12 Glan Yr Afon, Berriew, Welshpool, SY21 8PN

Approximate Area = 1159 sq ft / 107.7 sq m

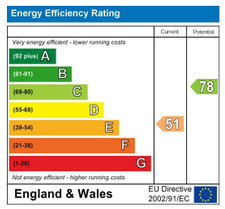
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1453197

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



01938 555552

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

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FOR SALE

Offers in the region of £265,000

12 Glan Yr Afon, Berriew, Welshpool, SY21 8PN

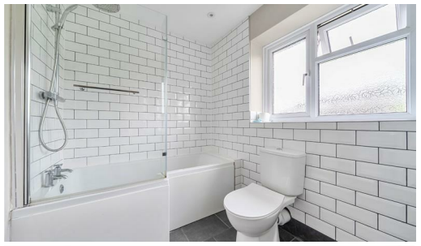
Remodelled and refurbished three bedroom semi detached family home, Fantastic duel aspect open plan kitchen/dining room, Lounge with woodburning stove, garden room, wet room, landing three bedrooms with built in wardrobes and refitted bathroom. High quality accommodation throughout with large off road parking area to the front and generous garden to the rear.

FOR SALE

2 Reception Room/s

3 Bedroom/s

2 Bath/Shower Room/s



- **Refurbished three-bedroom semi-detached family home**
- **Dual-aspect open-plan kitchen/dining room**
- **Large off-road parking area to the front**
- **Generous rear garden**

Situation
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.

Situated in the popular village of Berriew the property is a short stroll from local primary school, shop, butchers and public house and church.

Acommodation
The much improved and tastefully decorated accommodation comprises entrance hall with stairs off and doors to lounge and kitchen/diner.

The lounge has the benefit of an inset wood burning stove set into a brick recess with a slate hearth, French doors lead to the adjoining garden room

The Garden room could be used as a home office or play room and has French doors leading out into the rear garden.

The useful ground floor wet room has a Mira electric shower

The stand our feature of the property is the duel aspect, remodelled and refitted kitchen/diner that has a range of shaker style units with under unit and plinth lighting, integrated appliances include dishwasher, fridge freezer, washing machine eye level double oven and five plate ceramic hob, There is also a central island with breakfast bar and space for a dining table or to create a seating area.

The first floor landing has airing cupboard and loft access. The three generous bedrooms have built in wardrobes. The two double bedrooms are situated to the front of the property with the single to the rear. The stylish, refitted bathroom includes a 'P' shaped bath with shower over.

Externally
The property has a large gravelled parking area and lawn to the front with entrance canopy. The large rear garden has a patio area, lawn and gravelled area to the rear with access gate to the side

Services
Mains electricity, water, 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 'D'

Directions
Postcode for the property is SY21 8PN

What3Words Reference is sharpen.prancing.nipping

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