



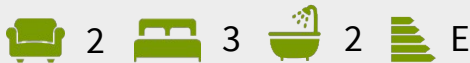
12 GLAN YR AFON

BERRIEW | WELSHPOOL | POWYS | SY21 8PN



Remodelled and refurbished three bedroom semi detached family home, Fantastic dual 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.

Offers in the region of £265,000



- 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.



ACCOMMODATION

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 out feature of the property is the dual 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 £36 (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:

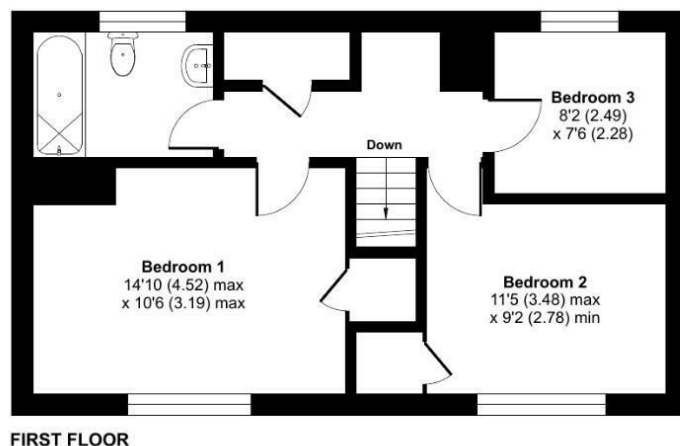
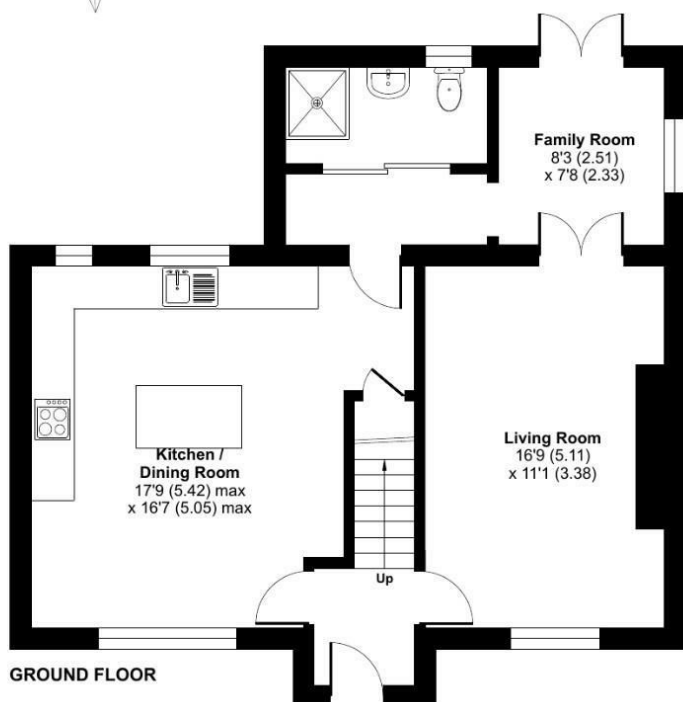
www.hallsgb.com

www.rightmove.co.uk

www.onthemarket.com

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). © nitchcom 2026. Produced for Halls. REF: 1453197



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	78
EU Directive 2002/91/EC		
England & Wales		

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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



WELSHPOOL SALES

14 Broad Street | Welshpool | Powys | SY21 7SD

01938 555552 ✉ welshpool@hallsgb.com

www.hallsgb.com



1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

Bishops Castle | Ellesmere | Kidderminster | Oswestry | Shrewsbury | Telford | Welshpool | Whitchurch