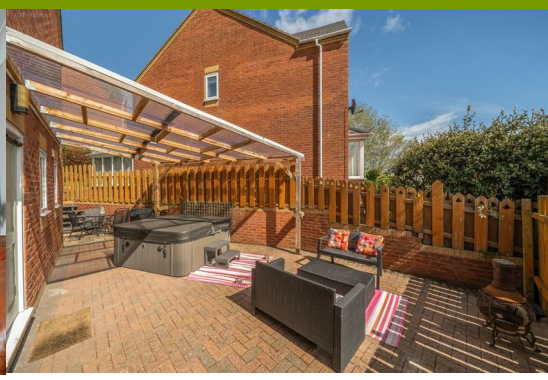


# 12 BRYNFA AVENUE

| WELSHPOOL | POWYS | SY21 7TS







** NEW PRICE **This well presented four bedroom family home is situated on a bus route into Welshpool and comprises entrance hall, lounge, open plan kitchen/diner with breakfast bar and patio door leading out into the conservatory, utility room with W.C. off, landing, master bedroom suite with en suite shower room, three further bedrooms and family bathroom. The property has a large covered area to the side offering further parking or entertaining area with door to the garage that could be converted into additional living space (subject to PP) The property generous parking area to the front and low maintenance rear garden with paved patio area steps up to further seating area with stocked borders.

## Offers in the region of £275,000



3 4 2 D

- **Well-Presented Four-Bedroom Detached Family Home**
- **Spacious Lounge and Open-Plan Kitchen/Dining Room**
- **Principal Bedroom with En Suite Shower Room**
- **Conservatory and Low-Maintenance Rear Garden**
- **Ample Driveway Parking, Garage and Covered Side Area**
- **Attractive Views Across the Severn Valley**

## Accommodation is as follows:

Frosted double glazed entrance door leading into

## Entrance Hall

Oak flooring, central heating radiator, recessed spot lights, smoke alarm, stairs off, under stairs storage cupboard

## Lounge

16'6" x 10'11" (5.03 x 3.35)

Double glazed bay window to the front elevation, log burning cast iron stove set on slate tiled hearth. 5 wall light points, television point, telephone point. Oak flooring, central heating radiator, coved ceiling

## Open plan kitchen/diner

19'5" x 10'4" (5.94 x 3.15)

Refitted with a range of cream, high gloss, curved edge wall and base units with oak work surfaces. Integrated dishwasher and double oven, gas hob, space for fridge freezer. Recessed spot lights, central heating radiator, double glazed window to the rear elevation. Coved ceiling, tiled splash backs, 1 ½ bowl sink drainer unit

Dining Area:

Double glazed patio doors leading through to conservatory, coved ceiling, central heating radiator, 2 wall light points




## Conservatory

8'5" x 8'2" (2.57 x 2.51)

Double glazed window to the rear elevations, double glazed French doors, double glazed roof light, central heating radiator' tiled floor, tongue and grooved ceiling, recessed spotlights

## Utility Room

6'9" x 5'8" (2.06 x 1.75)

Wall mounted Worcester combi gas fired boiler. Range of high gloss white wall and base units with oak worktops, matching the kitchen. Stainless steel sink drainer unit, plumbing and space for washing machine and tumble drier. Central heating radiator, frosted double glazed rear access door. Double glazed window to the side elevation, tiled splash backs

## WC

Wall mounted wash hand basin, low level WC, central heating radiator, frosted double glazed window to the side elevation

## Landing

Smoke alarm, airing cupboard

## Bedroom 1

12'2" x 10'2" (3.73 x 3.12)

Built in double wardrobe, double glazed window to the front elevation, central heating radiator, coved ceiling, 2 wall light points

## En Suite Shower Room

Walk in shower, pedestal wash hand basin, low level WC. Part tiled walls, frosted double glazed window to the side elevation, central heating radiator, shaver point





## Bedroom 2

11'5" x 8'2" (3.48 x 2.51)
Double glazed window to the front elevation with open aspect along the Severn Valley and surrounding countryside. Storage cupboard, central heating radiator, loft access wall light point, coved ceiling

## Bedroom 3

9'6" x 8'7" (2.92 x 2.64)
Double glazed window to the rear elevation, central heating radiator, coved ceiling

## Bedroom 4 L Shaped

maxim measurements 10'5" x 9'8" (maxim measurements 3.20 x 2.95)
Double glazed window to the rear elevation, central heating radiator, coved ceiling

## Family Bathroom

Refitted with a white dual end bath with shower over and screen, low level WC, pedestal wash hand basin, tiled splash backs. Heated chrome towel rail, frosted double glazed window to the rear elevation, shaver point

## Garage

18'0" x 18'0" (5.49 x 5.51)
Up and over door, power and light, storage cupboard, fuse board and pedestrian side access door

## Externally

To the front the property has a block paved driveway for 4 cars. Lawned area, stocked borders, entrance canopy, courtesy light and pedestrian access gate to the rear

To the rear of the property there is a paved patio seating area, outside tap, large block paved area to the side of the property. Door to garage. Steps up to further patio seating area with stocked borders

## Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'E'

## Services

Mains electricity, mains water, mains drainage and gas central heating are connected at the property. None of these services have been tested by Halls.

## Directions

Postcode for the property is SY21 7TS
What3Words Reference is constrain.limelight.cobbles

## 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.

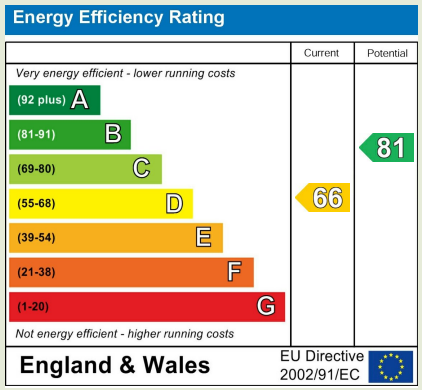
The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank 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




Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.




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**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.

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Halls 1845

**WELSHPOOL SALES**

14 Broad Street | Welshpool | Powys | SY21 7SD

01938 555552 welshpool@hallsgb.com

www.hallsgb.com

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**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.