

FOR SALE

2 Berllan Deg, Llansantffraid, Powys, SY22 6FF



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1353946



FOR SALE

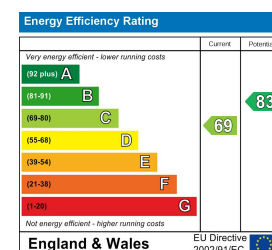
Offers in the region of £265,000

2 Berllan Deg, Llansantffraid, Powys, SY22 6FF

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



This detached four bedroom family home requires some refurbishment and is priced to sell. It is conveniently situated in the village of Llansantffraid, close to local amenities and providing easy access to Oswestry, Welshpool and Shrewsbury. The accommodation comprises of an entrance hall, W.C., lounge, dining room, kitchen, study/playroom, utility room, galleried landing, principal bedroom with ensuite, three further bedrooms and family bathroom. The property has oil fired central heating, double glazing, off road parking and twin garage. The property requires a new airing cylinder, expansion vessel, redecoration and re carpeting. This property is offered for sale with no onward chain.



01938 555552

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




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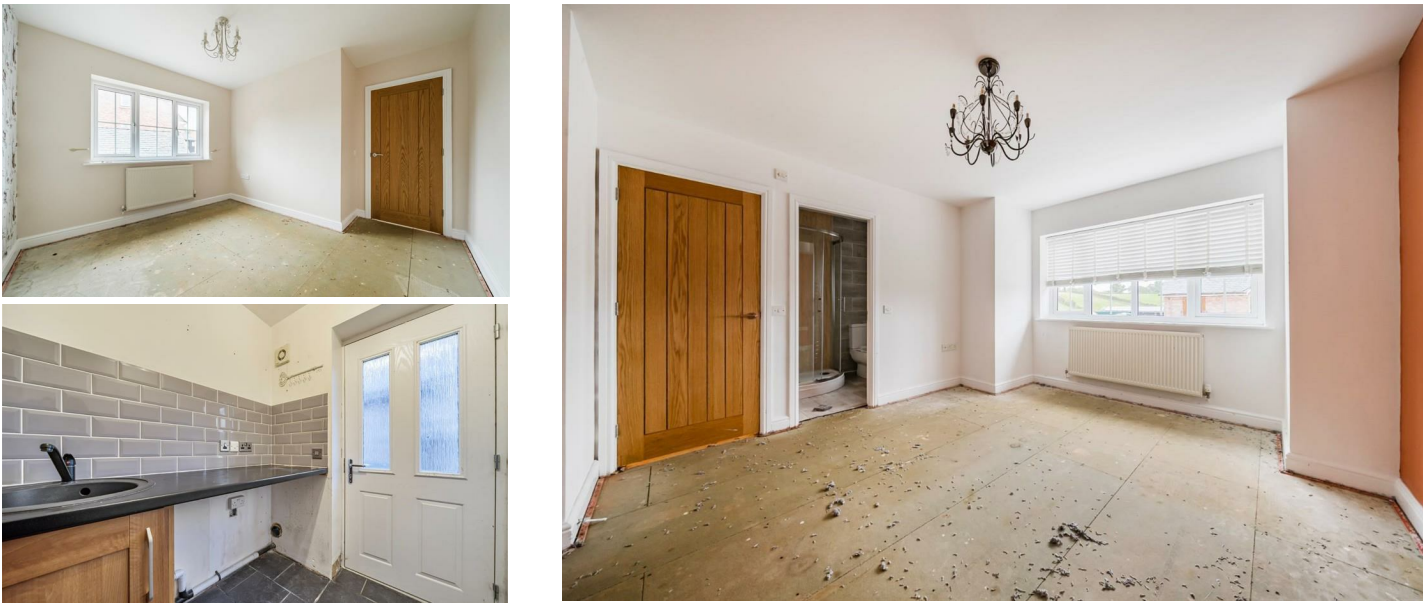
3 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- Detached four-bedroom family home
- Requires redecoration and recarpeting
- Priced to sell – ideal for refurbishment
- Off-road parking and twin garage
- Conveniently located in the popular village of Llansantffraid
- No onward chain

Frosted double glazed entrance door leading into

Entrance Hall
Radiator, Nest heating control, stairs off, smoke alarm.

W.C.
Wall mounted wash hand basin with storage cupboard under, low level W.C., radiator, frosted double glazed window to side, fuse board, tiled floor.

Lounge
Double glazed window to front elevation, radiator, television point, Openreach socket, two wall light points, door to

Dining Room
Double glazed French doors leading into rear garden, radiator.

Study/ Playroom
Double glazed window to front elevation, radiator, telephone point.

Kitchen
Fitted with a range of shaker style wall and base units with laminate work surfaces, sink drainer unit with mixer tap, gas hob, electric oven, double glazed window to rear elevation, tiled splashbacks, extractor canopy, integrated fridge freezer, integrated dishwasher, tiled floor, radiator, under stairs storage cupboard.

Utility Room
Plumbing and space for washing machine and tumble dryer, inset sink unit with mixer tap, extractor fan, tiled floor, frosted double glazed rear access door, tiled splashbacks.

Galleried Landing
Double glazed window to side elevation, loft access, smoke alarm, airing cupboard.

Bedroom One
Double glazed window to front elevation, radiator, television point, built in double wardrobe.

Ensuite
Walk in corner shower, low level W.C., wash hand basin set on vanity unit, frosted double glazed window to front elevation, recess spotlights, extractor fan, tiled walls, tiled floor, heated chrome towel rail.

Bedroom Two
Double glazed window to rear elevation, radiator, built in double wardrobe, television point.

Bedroom Three
Double glazed window to front elevation, radiator, television point.

Bedroom Four
Double glazed window to rear elevation, radiator, television point.

Family Bathroom
Bath with mixer tap, shower attachment and screen, pedestal wash hand basin, low level W.C., heated chrome towel rail, tiled walls, tiled floor, frosted double glazed window to rear elevation, extractor fan, recess spotlights.

Externally
To the front, the property has gated pedestrian access along block paved pathway leading to side of property, courtesy light and entrance canopy. To the rear there is block paved off road parking for two cars, twin garage with up and over doors, power and light, double glazed pedestrian side access door, underground oil tank, paved patio area, artificial grass, rear entrance canopy and outside tap.

Agents Notes
The property has had a burst airing cylinder which requires replacing along with an expansion vessel. The property also requires redecoration and recarpeting. This property is offered for sale with no onward chain.

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 'E'

Directions
Postcode for the property is SY22 6FF

What3Words Reference is meanwhile.plot.sundial

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.

Viewings
Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Websites
Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com