FOR SALE

12 Brynfa Avenue, Welshpool, Powys, SY21 7TS

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Plan produced using PlanUp.

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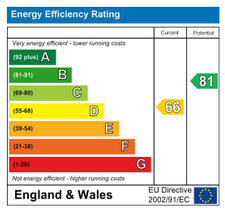
Energy Performance Rating



Halls 1845

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Halls 1845

FOR SALE

Offers in the region of £285,000

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.

FOR SALE

2 Reception Room/s

4 Bedroom/s

2 Bath/Shower Room/s

- **Well-presented four-bedroom family home**
- **Master bedroom suite with en suite shower room**
- **Situated on a bus route into Welshpool**
- **Large covered side area ideal for extra parking or outdoor entertaining**
- **Low-maintenance rear garden with patio, seating area, and stocked borders**

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"
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"
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"
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"
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"
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"
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"
Double glazed window to the rear elevation, central heating radiator, coved ceiling

Bedroom 4 L Shaped
maxim measurements 10'5" x 9'8"
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"
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
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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
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