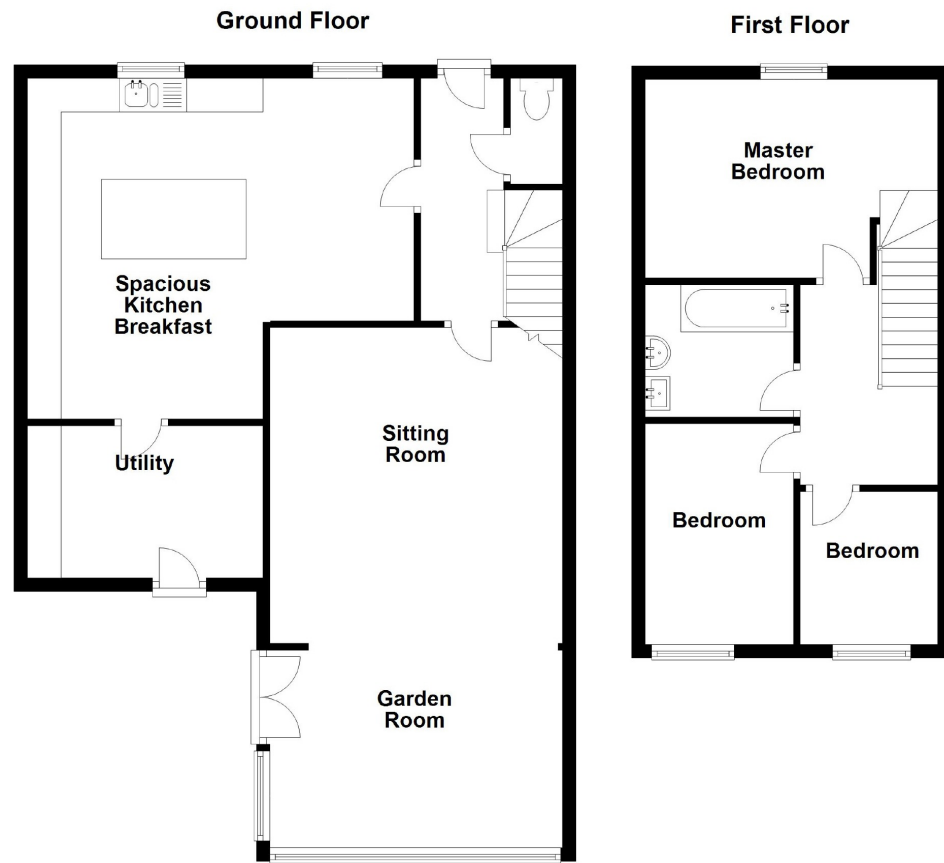


FOR SALE

21 Orchard Croft, Llandrinio, Llanymynech, Powys, SY22 6US



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.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



FOR SALE

Offers in the region of £230,000

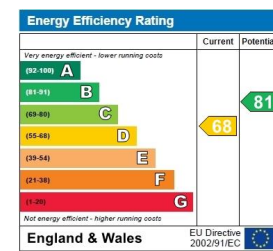
21 Orchard Croft, Llandrinio, Llanymynech, Powys, SY22 6US

This three bedroom semi detached property has been extended to provide a large open plan living area. The kitchen has been extended and now offers a large L shaped room which has been refitted. Large utility room with plenty of storage, The lounge has a centrally located multi fuel stove, roof lights and oak flooring, Refitted bathroom. The property is subject to a section 106 agreement - Further details are in the sales brochure. Simply must be viewed to be fully appreciated.

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 Ratings



01938 555 552

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Large Open Plan Living Areas
- Refitted Kitchen
- Refitted Bathroom
- Oil Fired Central Heating
- Centrally Located Multi Fuel Stove
- Section 106 Applies

SECTION 106

2.3.2.

Upon any disposal or demise by the Initial Occupiers or other subsequent Owner or person with an interest in any of the Affordable Dwellings occupation thereof shall at all times be limited to a person or persons ("the Occupiers") who at the date of the said disposal or demise have either been resident within the district of Montgomeryshire ("The District") for a period of not less than 3 years or are employed in the District or coming into the District to take up full time employment or were last employed within the District.

Accommodation is as follows:

Solid oak double glazed entrance door leading in to

Entrance Hall

Oak flooring, turned staircase off, central heating radiator, 2 under stairs storage cupboards, smoke alarm, thermostat heating controls. Oak glazed doors to lounge, kitchen/diner and oak door to WC

WC

Wall mounted wash hand basin, low level WC, frosted double glazed window to the front elevation, central heating radiator, wood laminate floor covering, tiled splash backs

Kitchen/Dining/Family Room

5.97m x 5.03m (19'7 x 16'6)

L Shaped maximum measurements

Large free standing central island with breakfast bar, wine rack, built in microwave, solid oak worktop with oak dining table. Extensive range of wraparound brand base units, integrated dishwasher, 1 1/2 bowl sink drainer unit. 2 double glazed windows to the front elevation, recessed spot lights. Space for range cooker with glass splash back, extractor canopy, feature radiator, light tube, tiled floor. Oak door to utility room, loft access. Mira worktops. Cupboard housing fuse board. Telephone point, space for fridge freezer

Utility Room

3.05m x 2.62m (10'0 x 8'7)

Wall mounted Boulter oil boiler, plumbing and space washing machine, stainless steel sink drainer unit, base units with laminate roll top work surfaces, extractor fan, spot lights, double glazed window to the rear elevation, double glazed hardwood rear door, large built in larder cupboard with sliding doors providing additional storage. Tiled flooring continuing from the kitchen, central heating radiator and heating timer controls

Large Open Plan Lounge

8.03m x 4.34m (26'4 x 14'3)

Narrowing to 4.29m (14'1)

Feature central multi fuel stove with glass to 4 sides. Oak flooring, television point, 4 wall light points, 2 feature radiators. Double glazed windows to the to the side and rear elevations. Double glazed French doors accessing the paved patio area to the side of the property. 3 double glazed roof lights

Landing

Refitted oak and stainless steel balustrade, loft access, smoke alarm, airing cupboard

Bedroom 1

3.71m x 2.92m (12'2 x 9'7)

Double glazed window to the front elevation, central heating radiator. Range of built in fitted wardrobes, television point

Bedroom 2

3.20m x 2.18m (10'6 x 7'2)

Built in mirror fronted wardrobes with sliding doors, central heating radiator, double glazed window to the rear elevation

Bedroom 3/Study

2.21m x 2.03m (7'3 x 6'8)

Double glazed window to the rear elevation, central heating radiator, wood laminate floor covering

Bathroom

Refitted with a white 3 piece suite comprising bath with shower over and screen, pedestal wash hand basin, low level WC. Recessed lighting

Externally

To the front of the property there is block paved parking for 2 vehicles, covered entrance canopy with courtesy light. Lawned area. UPVC fascias and guttering. Access gate to the rear

To the side of the property there is a gas point for the cooker, outside tap and sensor light

To the rear there is a paved patio seating area, oil tank, lawn, timber fence surround, external lighting, power socket and storage shed

Services

It is understood that mains electricity, water and drainage are connected to the property. None of these services have been tested by Halls

Local Authority/Tax Band

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS. Telephone: 01938 552828
The property is in Band C

Viewings

Strictly by appointment with the selling agent, Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel: 01938 555 552 Email: welshpool@halls.gb.com

Directions

From Welshpool take the A483 towards Oswestry and after approximately 7 miles turn right on the A458 signposted Llandrinio/ Shrewsbury. Proceed for a further mile to the village of Llandrinio, passing the convenience store/ garage on your left hand side, then take the first turning left into Orchard Croft. Follow the road around to the left and the property will be located on the left hand side.

Money Laundering

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill

Websites

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