



MORRIS MARSHALL & POOLE

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

www.morrismarshall.co.uk



18 Clos Bryn Y Ddol Welshpool, SY21 7UP

- Modern Detached Family House. • Sitting Room with gas log effect fire. • Kitchen/Dining Room, Sun Room, Utility & Separate W.C. • Main Bedroom with En-suite. Two Further Bedrooms, Bathroom. • Double Glazed. Gas Heating. • Car Parking to front and side. • Paved patio to rear with further raised paved seating area. • Potting Shed. Sun Terrace. • Energy efficiency rating = 69(D) •



£175,000

Welshpool Office 01938 554818 welshpool@morrismarshall.co.uk

Constructed of brick under a tile roof, the Accommodation comprises:-

Double glazed **Entrance Door** to **Entrance Hall** which leads into:-

Sitting Room 4.8m x 4.04m (15'9" x 13'3") Gas log effect stove with brick surround and tile hearth. Radiator. Understairs cupboards.

Lobby Radiator and Stairs off.

Kitchen/Dining 4.8m x 3.17m (15'9" x 10'5") 1½ bowl single drainer sink and mixer tap. Base, drawer and wall cupboards. Built-in upright fridge. 'Worcester' central heating boiler. Electric underfloor heating. Radiator. Spotlights. Side entrance door.



Sun Room 2.78m x 2.63m (9'1" x 8'8") Ceramic tile floor. Underfloor heating.

Stairs to **First Floor Landing** with loft access.

Bedroom (front) 4.07m x 2.55m (13'4" x 8'4") Radiator. Built-in cupboards/wardrobes. Views to Long Mountain.



Tiled En-Suite With cubicle and electric shower, vanity wash basin and low level w.c.



Bedroom (front) 3.1m x 2.14m (10'2" x 7'0") Radiator.

Bedroom (rear) 3.25m max x 2.84m (10'8" max x 9'4") Radiator.

Tiled Bathroom with 'P' shaped bath and shower mixer. Combination vanity wash basin and low level w.c. Chrome heated towel rail. Wall cupboards and vanity mirror.



From the Sun Room , there is a covered seating area which leads to the

Attached Utility 6.24m max x 2.44m max (20'6" max x 8'0" max) With plumbing for washing machine and incorporating **Separate W.C** and sink.

Outside

Car parking area to front. Further parking to the side.

To the rear is a patio area with steps up to further paved seating area with a Greenhouse. Garden/ Potting Shed. Sun deck over the Utility Room.



<https://www.epcregister.com/direct/report/0914-2890-7985-9193-5165>

Viewing

STRICTLY BY APPOINTMENT through the Selling Agents.

Negotiations

All interested parties are respectfully requested to negotiate direct with the Selling Agents.

Route Directions

From the town centre, proceed up Church Bank, into Salop Road keeping in the left hand lane. After the second zebra crossing, turn left into Erw Wen proceeding up Gungrog Hill. Turn left into Bryn Glas, and then first right into Bryn-y-Ddol. Turn right into Clos Bryn-y-ddol and the property is on the left towards the end of the cul-de-sac.

Morris Marshall & Poole 01938 554818
RWH - 9/8/17

Website

To view a complete listing of properties available For Sale or To Let please view our website: www.morrismarshall.co.uk. Our site enables you to print full sales/rental particulars, book viewings, register your requirements on our mailing list and arrange a valuation of your property.



Tenure

Freehold.

Services

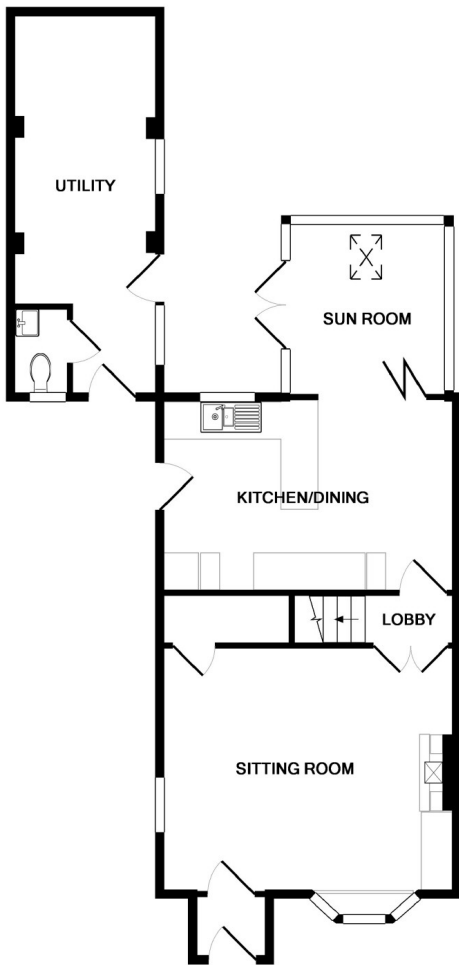
Mains water, electricity, gas and drainage. None of the services, appliances, central heating system, chimneys, flues or fireplaces have been checked and no warranty is given by the Agents.

Outgoings

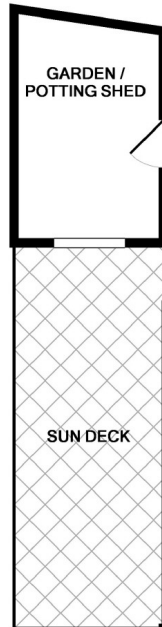
Council Tax Band 'D' (Powys County Council)

Energy Performance Certificate

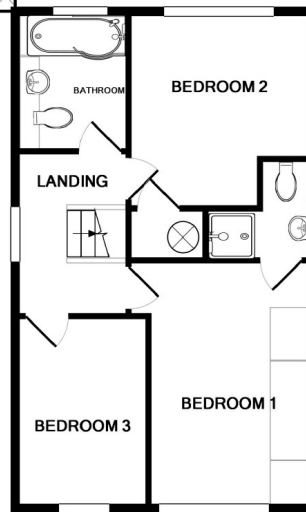
A full EPC is available on request or by following the link below:



GROUND FLOOR
APPROX. FLOOR
AREA 670 SQ.FT.
(62.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 1176 SQ.FT. (109.3 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1ST FLOOR
APPROX. FLOOR
AREA 507 SQ.FT.
(47.1 SQ.M.)