



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

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Estate Agents

Established 1862

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Maes Y Felin, Glan Y Nant, Llanidloes, SY18 6PQ

- A well appointed spacious detached bungalow enjoying a panoramic countryside views at the rear. Located just over a mile from the market town of Llanidloes with shops and facilities. UPVC double glazed, oil central heating. Kitchen, Lounge/Diner, Conservatory, 3 Bedrooms en suite shower room, family bathroom, utility room, cloakroom, wc. Occupying a large garden plot extending to 1/2 an acre with good double garage. Viewing recommended of this spacious bungalow with stunning views. •



£350,000

Llanidloes Office 01686 412567 llanidloes@morrismarshall.co.uk

Accommodation comprises:

Covered front entrance

Spacious Entrance Hall With 2 radiators, boiler cupboard housing the oil fired central heating boiler which heats the hot water and radiators, access to loft



Store room

Double airing cupboard

Living/Dining Room 8.57m x 3.64m (28'1" x 11'11") With open fire with back boiler, 2 radiators, serving hatch, french doors through to Conservatory



Conservatory 5.78m x 4.03m max (19'0" x 13'3" max) With brick and stone base, UPVC conservatory, french doors to decked patio area, views over the surrounding countryside wood effect cushion flooring, radiator, vertical window blinds.



Kitchen 5.21m x 3.95m (17'1" x 13'0") With oak fronted units, comprising base, wall and glazed display wall units, worktop surface, inset 1.5 bowl sink unit, built in double oven, 4 ring hob with extractor over, integrated dishwasher and fridge. Tiled floor, oil fired Rayburn which also heats the hot water, sliding and tilt patio door, radiator, spot lights.

Side entrance hall



Cloakroom With WC, wash basin, radiator, tiled floor.

Utility Room 1.86m x 1.52m (6'1" x 5'0") Worktop surfaces, plumbing for washing machine, recess for freezer and tumble dryer

Front Bedroom 1 3.17m x 3.16m (10'5" x 10'4") With built in single wardrobe



Bedroom 2 4.31m x 3.18m (14'2" x 10'5") With 2 double built in Hammonds wardrobes, radiator



Rear Bedroom 3 With radiator, built in Hammonds fittings comprising two single wardrobes and cupboards over bed area



En suite shower room With glazed shower cubicle, WC, wash basin and fitted towel rail.

Family Bathroom With panelled bath, pedestal wash hand basin, WC, corner shower, fully tiled walls and radiator.



Outside:

The property sits in grounds of ½ acre and is approached by a gated entrance, tarmacadamed driveway to a parking and turning area. Brick double garage 6.4m x 5.3m with side and rear windows, side UPVC entrance door.

Planning permission has been obtained in the past for a building

plot in the garden but this has since lapsed.

The grounds are well maintained with front and rear lawn areas, Side gravelled and decked sitting area enjoying the countryside views. Heather beds, paved patio. Outside tap, outside lighting.

Services

Electricity, water, private drainage. Oil fired central heating, central heating boiler with back up for hot water from the back boiler in the lounge fire grate and from the Rayburn in the kitchen.

Tenure

Freehold

To View

By prior arrangement with the selling agents' Llanidloes office on - 01686 412567

Directions

From our office in Llanidloes proceed straight ahead at the Old Market Hall down Short Bridge Street continue on this road for approximately 1 mile, arriving in Glan y Nant passing M Jones and Son builders yard on the left proceed straight ahead up the hill passing the terraced houses on the right hand side and the property is the next driveway on the left.

Council Tax

Band F (online enquiry)

Energy Performance Certificate

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

<https://www.epcregister.com/direct/report/0067-2850-7437-9591-7545>

Money Laundering Regulations

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

MMP Survey Department

If you are not buying through MMP then why not let our qualified surveyors inspect and report on the home you are buying before you complete the purchase.

We are able to undertake RICS HomeBuyer Reports and RICS Condition Reports that will provide you with a comment on any significant defects or repair items. For further information contact - Robert Thomas MRICS Tel: 01970 625020

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, and arrange a market appraisal of your property.

Mortgage Services

If you require a Mortgage, (whether buying through MMP or any other agent), then please get in touch, we have an in-house, Independent of MMP/NL mortgage advisor who has access to thousands of mortgage products. No waiting period. Evening, weekend and home appointments available. Contact any of our offices for further information.

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