

FOR SALE

14, Bron Yr Gaer, Llanfyllin, SY22 5BZ

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.

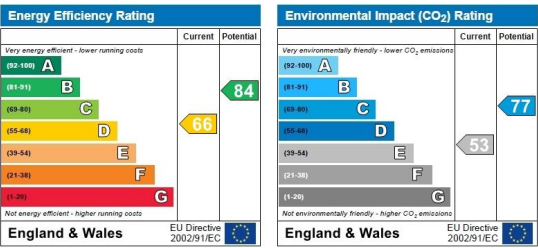
Websites

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

**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



Halls

01938 555 552

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



OnTheMarket.com

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Halls



FOR SALE

£130,000

14, Bron Yr Gaer, Llanfyllin,  
SY22 5BZ

A four bedroom mid terrace property with no onward chain, comprising gas fired central heating, double glazing, conservatory, off road parking, large open plan lounge / dining room, situated close to local shops and schools. Call 01938 555552 to arrange a viewing.







Reception  
Room/s



4 Bedroom/s



Bath/Shower  
Room/s



- NO ONWARD CHAIN
- Low maintenance rear garden
- Greenhouse and shed
- Off street parking
- Double glazed throughout
- Mains gas central heating

### Accommodation is as follows:

UPVC double glazed entrance door leading into

### Entrance Hall

Tiled floor, turned staircase off, telephone point, double glazed window to the front elevation, under stairs storage cupboard

### Lounge

5.79m x 3.35m (19'0 x 11')  
Open fire with tiled hearth and stone surround. Double glazed window to the front elevation with open aspect over woodland. Part wood laminate floor covering, central heating radiator. Double doors opening into

### Conservatory

2.51m x 1.83m (8'3 x 6'0)  
Wall light points, double glazed

windows to 3 elevations. Double glazed French doors leading onto the rear patio area

### Kitchen

4.85m x 2.87m narrowing to 2.36m (15'11 x 9'5 narrowing to 7'9)  
Fitted with a range of light oak fronted wall and base units, laminate roll top work surfaces. Stainless steel sink drainer unit. Tiled floor. Plumbing and space for washing machine and tumble dryer. Space for electric/gas cooker. Extractor canopy. 2 double glazed windows to the rear elevation. Frosted double glazed rear access door. Tiled splash backs

### Bathroom

Fitted with a white 3 piece suite comprising pedestal wash hand basin, low level WC, bath with mixer taps and shower attachment. Tiled floor and part tiled walls. Central heating radiator. Frosted double glazed window to the front elevation. Extractor fan

### Landing

With loft access, double glazed window to the front elevation

### Bedroom 1

4.45m x 3.05m (14'7 x 10'0)  
Double glazed window to the rear elevation, central heating radiator. Built in wardrobes with storage lockers

### Bedroom 2

3.53m x 3.05m (11'7 x 10'0)  
Double glazed window to the rear elevation, central heating radiator. Triple wardrobe

### Bedroom 3

3.38m x 2.13m (11'1 x 7'0)  
Double glazed window to the front elevation. Wood laminate floor covering. Cupboard housing Worcester boiler. Central heating radiator. Storage cupboard

### Bedroom 4

2.64m x 1.96m (8'8 x 6'5)  
Double glazed window to the front elevation. Central heating radiator

### Externally

To the front there is a concrete off street parking area. Lawned area with entrance canopy to the front door. Outside tap. To the rear there is a paved patio seating area. Outside tap. Slate paved area with gravelled beds for ease of maintenance. Seating area. Greenhouse. Shed measuring 9'8 x 5'8. Rear pedestrian access gate

### Services

### Local Authority/Tax Band

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

### Viewings

Strictly by appointment only with the selling agents Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD  
Tel No: 01938 555552.  
Email: welshpool@halls.gb.com

### Directions