

FOR SALE

Glyn Teg, Llanerfyl, Welshpool, Powys, SY21 0EY

OUTSIDE

From the Council maintained highway, a private driveway leads via timber gates to the property which is fronted by a 'Miletex' forecourt providing ample parking and turning space. The gardens run alongside the drive and sweep around the property, and currently are largely laid to lawn interspersed with ornamental trees and shrubbery, bounded by a mixture of hedging and fencing. A walkway encircles the property linking the front, side and rear entrance doors. To the rear is a paved patio area, with a further walkway to an aluminium greenhouse, and onto a timber garden shed. To the side of the property is a single garage, and central heating oil tank.

Whilst currently low-maintenance the gardens are of generous size and something of a blank canvas offering great potential for garden enthusiasts to stamp their own taste and influence on the property.

From the gardens is a gated access to an enclosed pasture field extending to 3.258 acres, and situated predominantly to the front of the property. A stream flows along the Northern boundary beyond which is an area of mixed deciduous amenity woodland which is an attractive feature in the view from the front of the property. At the bottom of the field is a useful building [60' x 18'] constructed of galvanised sheeting with internal block work to 1.5m, fibre cement roof and concrete floor, which could be used for livestock or adapted for a variety of uses, such as workshop etc. The field, building and woodland can be further accessed via an unmade track which leads down to Pentrych Chapel.

SERVICES

Mains Water and Electricity are understood to be connected. Private Drainage to septic tank. Oil Fired Central Heating. Please note, none of these services have been tested by Halls.

LOCAL AUTHORITY

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS.

Telephone: (01938) 552 828.

TAX BANDING

The property is in band 'F'

TENURE

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitors. It is further understood that the property when built in 1989 was subject to an Agricultural Tie as defined in Section 290 of the Town and Country Planning Act 1971. Would-be purchasers should fully satisfy their understanding of the full implications of this designation.

VIEWINGS

Strictly by appointment only with the selling agents Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel No: 01938 555552 Fax :01938 554891. Email: welshpool@halls.gb.com

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 coming into force 26th June 2017). Appropriate examples: Passport and/or Photographic Driving Licence and a recent Utility Bill.

WEBSITE

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



FOR SALE

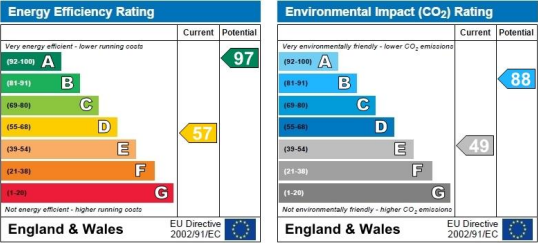
£235,000

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Welshpool, Powys, SY21 0EY

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



AGRICULTURAL TIE

A well-appointed detached rural 3 bedroom bungalow with generous gardens, pasture and amenity woodland extending to 5.764 acres, conveniently located some 12 miles West of Welshpool.

Current EPC Rating - 'D'

Please note; the property is subject to an Agricultural tie.

Halls

01938 555 552

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

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2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Detached Bungalow
- Rural Position
- Convenient Location
- 3 Bedrooms
- Large Gardens
- 5.764 Acres of Pasture and Woodland

DESCRIPTION

This property is subject to an agricultural tie
Glyn Teg is a 3 bedroom detached bungalow conveniently located some 3 miles from Llanfair Caereinion, and some 12 miles West of the Mid Wales market town of Welshpool. Built circa 1990 and constructed from a wooden frame and blocks rendered under a pitched slated roof, the property benefits from generous sized gardens together with pasture and amenity woodland extending to 5.764 acres. In brief, the accommodation provides for Entrance Porch, Entrance Hall, good sized Sitting Room with open fire, large open-plan fitted Kitchen/Dining/Living Room, with access off to two conservatories, one of which currently serves as a Utility. Off an inner landing are 3 Double Bedrooms and a Family Bathroom. Outside the property is approached via a driveway to a 'Miletex' forecourt providing ample parking and turning space. The gardens, which are mainly laid to lawn, interspersed with trees and shrubbery, surround the property, and to the front is an enclosed pasture with stream along the Northern edge, beyond which is a most attractive block of mixed deciduous woodland. The property benefits from UPVC double glazing throughout and oil fired central heating. The large gardens and grounds makes this an ideal property for those aspiring to become self-sufficient smallholders growing their own fruit and vegetables and keeping poultry, sheep and pigs, or for equine use, such as for a child's pony. For this reason, Halls strongly recommend an early inspection.

SITUATION

Glyn Teg occupies a rural location alongside the main A458 Welshpool to Dolgellau road, situated approximately 2 miles

from the village of Llanerfyl which has a very good primary school and some 3 miles West of Llanfair Caereinion which has both primary and secondary schools, a doctors surgery, library, leisure and community centres, and a good range of shops including convenience stores, tea rooms and public houses. The larger market towns of Welshpool, Newtown and Oswestry are within easy commuting distance and offer a wider selection of amenities including British Rail stations at Welshpool and Newtown with connections to Shrewsbury, Birmingham and London.
The rural setting of Glyn Teg makes it an ideal home for walking and wildlife enthusiasts with the West Wales coast less than an hours drive away.

DIRECTIONS

From Welshpool proceed on the Dolgellau road, passing through Llanfair Caereinion, and after approximately 3.3 miles the entrance to Glyn Teg will be found on the right hand side, more clearly identified by a Halls 'For Sale' board.

The property in greater detail comprises;

ENTRANCE PORCH

UPVC double glazed windows and entrance door, carpet as laid, exterior light fitting, electricity meter box. Timber obscure-glazed door leading to;

ENTRANCE HALL

With carpet as laid, pendant light fitting, electrical switch gear, heating thermostat control. Door to Storage Cupboard with shelving and cloak hanging. Door off to;

SITTING ROOM

5.82m x 4.06m [19'1 x 13'4]
With carpet as laid, UPVC double glazed window to front elevation, double panelled radiator, feature fireplace with tiled hearth and wooden mantelpiece, pendant light fitting with dimmer control switch, power points, TV point, UPVC double glazed patio doors leading into side elevation Conservatory.

From the Hallway is an;

INNER LOBBY

With carpet as laid, single panelled radiator, pendant light fitting, power points, smoke alarm, carbon monoxide detector, inspection hatch to Loft Space. Doors off to;

KITCHEN/DINING/LIVING ROOM

8.41m x 4.24m [27'7 x 13'11]
KITCHEN
4.24m x 3.33m [13'11 x 10'11]
With linoleum flooring, UPVC double glazed windows to side and rear elevations, double panelled radiator, extensive range of base and eye-level timber fronted fitted kitchen units, incorporating breakfast bar with display cupboards above, marble effect work surfaces, splashback tiling above base units, fitted 'Belling' electric cooker with fan-assisted oven, fitted 'Belling' ceramic 4-ring electric hob with built-in extractor hood with fan and light unit above, single bowl, single drainer enamel sink unit with hot and cold mixer taps, space for fridge, ceiling mounted cluster of three spotlights, power points.

DINING/LIVING ROOM

5.03m x 4.24m [16'6 x 13'11]
With carpet as laid, two UPVC double glazed windows to rear elevation, double and single panelled radiators, two pendant light fittings, power points, telephone point, television point, 'Enviromax' oil-fired central heating boiler, 'Drayton' hot water and heating controls, door to Airing Cupboard with factory insulated hot water cylinder and slatted shelving providing useful drying space. Timber panelled door with partial obscure glazing leads to;

REAR ELEVATION CONSERVATORY (Utility)

2.79m x 2.41m [9'2 x 7'11]
With linoleum flooring, UPVC double glazed windows to three elevations, plumbing for washing machine, space for tumble dryer, strip light, power points, cloak hooks. Door leading to rear gardens.

From the Kitchen door leading to;

SIDE ELEVATION CONSERVATORY

5.38m x 2.39m [17'8 x 7'10]
With linoleum flooring, UPVC double glazed windows to three elevations, double panelled radiator, wall mounted light fitting. Doors either end leading to front and rear gardens and patio area. Sliding patio doors providing access to the Sitting Room.

BEDROOM 1

3.63m x 3.23m [11'11 x 10'7]
With carpet as laid, two UPVC double glazed windows to front elevation, two single panelled radiators, two pendant light fittings, power points.

From the Inner Lobby further doors leading to;

BEDROOM 2

4.22m x 2.62m [13'10 x 8'7]
With carpet as laid, UPVC double glazed window to front elevation, single panelled radiator, pendant light fitting, power points.

BEDROOM 3

3.56m x 2.84m [11'8 x 9'4]
With carpet as laid, UPVC double glazed windows to rear elevation, single panelled radiator, pendant light fitting, power points.

FAMILY BATHROOM

2.82m x 1.70m [9'3 x 5'7]
With linoleum flooring, UPVC obscure glass window to rear elevation, single panelled radiator, white suite comprising; low dual flush WC with wooden seat, pedestal wash hand basin with hot and cold taps, panelled bath with hot and cold taps, corner shower cubicle with wall mounted mains shower unit, glazed screen with corner sliding doors, full height splash-back tiling in shower unit, to dado height in rest of room, ceiling light fitting, shaver point and light above wash hand basin, large wall mounted mirror over bath.