



MORRIS MARSHALL & POOLE

with norman lloyd

Chartered Surveyors

Auctioneers

Estate Agents

Established 1862

www.morrismarshall.co.uk



Tynewydd, Pontrobert, Meifod, SY22 6JN

- Detached Village Cottage with land extending to **2.75 Acres** (or thereabouts).
- Sitting & Living Rooms, Kitchen/Dining, Utility.
- Three Bedrooms, Bathroom.
- Oil Fired Heating, Double Glazed.
- Outbuilding.
- Energy efficiency rating = 35(F)



£325,000

Welshpool Office 01938 554818 welshpool@morrismarshall.co.uk

Situated on the outskirts of the village of Pontrobert, which has primary school education. Secondary schools are in the nearby towns of Welshpool, Llanfair Caereinion and Llanfyllin.

Constructed of stone under a slate roof with later single storey extension, the Accommodation comprises:-

Front Entrance Porch

Sitting Room 4m x 3m (13'1" x 9'10") Wood stove set into pine surround firegrate. Radiator. Exposed beam and joists.



Living Room 4.1m x 3.9m (13'5" x 12'10") Radiator. Exposed beam and joists.

Kitchen/Dining 5.28m x 1.87m (17'4" x 6'2") Stainless steel single drainer sink unit. Base, drawer and wall cupboards. Radiator.

Utility Area 5.8m x 2.67m (19'0" x 8'9") Plumbing for washing machine. Base and wall cupboards. Quarry tile floor. Velux roof lights. Rear access door. Radiator.



Balustraded stairway from Living Room to **First Floor Landing**

Bedroom (front) 4.05m x 3.04m (13'3" x 10'0") Radiator. Loft access.



Bedroom (front) 4.12m max x 2.94m max (13'6" max x 9'8" max) Radiator. Built-in wardrobe.



Bedroom (rear) 2.6m x 1.93m (8'6" x 6'4") Cupboard housing hot water cylinder. Radiator.

Bathroom with bath and overhead electric shower, pedestal wash basin and low level w.c. Radiator. Part wall tiled.

Outside

Vegetable and shrub gardens to front. Paved pathway to rear garden and patio.

Lean-to housing W.C and central heating boiler with timer programmer.

Timber clad and corrugated sheeted Outbuilding incorporating Fuel Store and Storage (this could be used for housing livestock).

Oil Storage Tank.

The property extends to **2.75 Acres**(or thereabouts) in three grass paddocks. The land extends to the river bank.



N.B

An area of land to the rear of the building is not included as it is within the village's development boundary.

Tenure

Freehold.

Services

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

Outgoings

Council Tax Band 'E' (Powys County Council) - website enquiry only

Energy Performance Certificate

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

<https://www.epcregister.com/direct/report/9548-1914-7219-6871-7970>

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 Welshpool, proceed on the A458 signposted Llanfair Caereinion. After approximately 8 miles, turn right onto the B4382 signposted Meifod etc. Proceed to the next 'T' junction, turning left then first right for Pontrobert. Continue into the village, bearing left over the river bridge. The property will be found on the right opposite the primary school and community centre.

Morris Marshall & Poole with Norman Lloyd

01938 554818

RWH- 7/11/19

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.

Mortgage Services

If you require a mortgage, (whether buying through ourselves or any other agent), then please get in touch. We have an in-house Independent mortgage adviser (Mortgage Advice Bureau) who has access to a wealth of mortgage products. Appointments can be arranged to suit your individual requirements. Should you decide to use the services of MAB you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

Ty Newydd Pontrobert



Illustration for identification purposes only, measurements are approximate, not to scale.
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