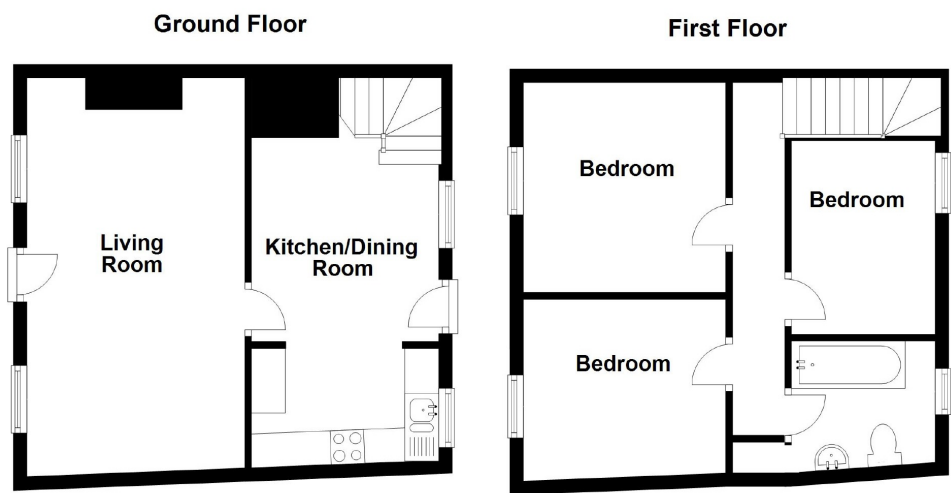


FOR SALE

3 Brookside Llandyssil, Montgomery, Powys, SY15 6LQ

Halls



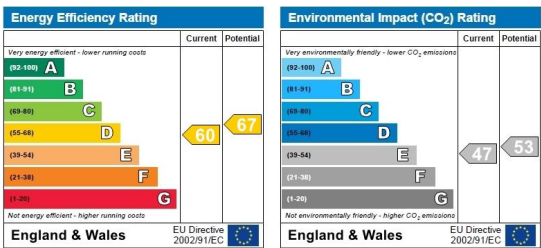
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

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@halls.gb.com



onTheMarket.com

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FOR SALE

Offers in the region of £145,000

3 Brookside Llandyssil,
Montgomery, Powys, SY15 6LQ

A delightful characterful terraced cottage set in a peaceful village setting. Comprising deceptive yet cosy accommodation of 3 bedrooms, bathroom, living room, dining room and kitchen. Rear terrace area overlooking open fields and a babbling brook.





2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- **Character Features Including**
- **Exposed Ceiling Beams**
- **Exposed Stonework to Walls**
- **Open Fire with brick surround**
- **Refitted Kitchen and Bathroom**
- **Stream and Farmland Views to the rear**

Accommodation is as follows:

Frosted double glazed entrance door leading in to

Lounge

5.59m x 3.20m (18'4 x 10'6)

Exposed brick chimney breast, tiled floor, beam to ceiling, exposed brick and stone to 2 walls. Television point. 2 double glazed windows to the front elevation, central heating radiator. Step down to

Dining Area

3.81m x 2.74m (12'6 x 9'0)

Turned stair case off, central heating radiator, wood laminate floor covering, open fire with brick surround. Beams to ceiling. Double glazed window to the rear elevation, under stairs storage cupboard. Double glazed rear access door, meter cupboard. Opens in to

Kitchen

2.79m x 1.98m (9'2 x 6'6)

Refitted with a modern range of Shaker style wall and base units with laminate roll top work surfaces. Inset 1 ½ bowl ceramic sink drainer unit. Space for electric cooker, extractor canopy, space for fridge freezer. Tiled splash backs, wood laminate floor covering, recessed spotlights. Plumbing and space for washing machine

Landing

Loft access

Bedroom 1

3.40m x 2.67m (11'2 x 8'9)

Double glazed window to the front elevation, central heating radiator

Bedroom 2

3.23m x 2.90m (10'7 x 9'6)

Double glazed window to the front elevation, central heating radiator, storage cupboard, exposed brick and stone to one wall

Bedroom 3

3.10m x 2.34m (10'2 x 7'8)

Double glazed window to the rear elevation, central heating radiator

Bathroom

Refitted with a white suite comprising pedestal wash hand basin, low level WC,

bath with electric shower over, wood laminate floor covering, heated chrome towel rail. Double glazed window to the rear elevation, extractor fan, shelved storage

Externally

To the rear the property has a paved rear yard. Worcester oil fired combination boiler, oil tank. The property backs on to a stream with farmland beyond

Services

It is understood that mains electricity, water and drainage are connected to the property. None of these services have been tested by Halls

Local Authority/Tax Band

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS. Telephone: (01597) 826 000
The property is in Band 'C'

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

Proceed out of Welshpool on A483 in the direction of Newtown. After about 6 miles turn left (just after Garthmyl) turn left onto B4385. Turn right and stay on B4385. Take the second turning left into the village of Llandyssil. Continue into the village and the property will be observed on the right hand side.

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 be viewed on the following websites:

www.halls.gb.com

www.rightmove.co.uk

www.onthemarket.com