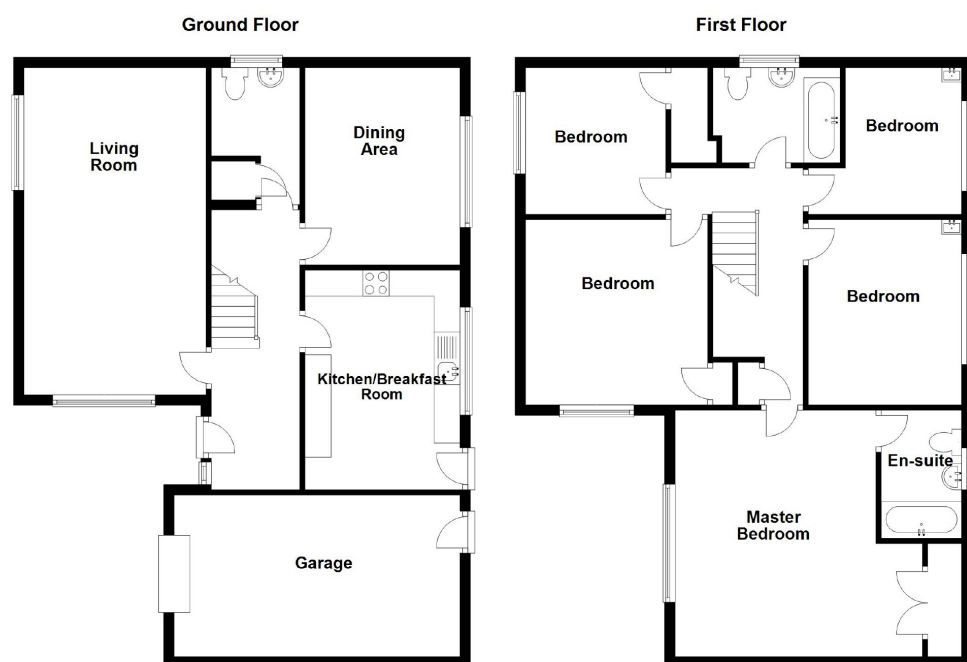


FOR SALE



10 Cefn Hawys, Red Bank, Welshpool, Powys, SY21 7RH



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.



FOR SALE

Offers in the region of £290,000

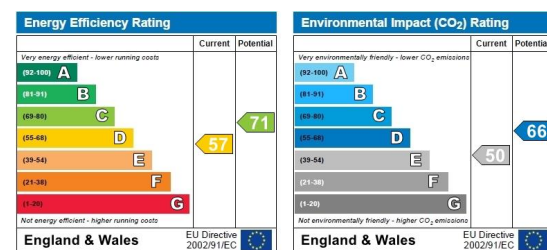
10 Cefn Hawys, Red Bank, Welshpool, Powys, SY21 7RH

This large five bedroom detached family house, situated in a quiet cul de sac, has just been refurbished by the current owners, repainted, new carpets, new combi boiler, refitted W.C., en suite bathroom and family bathroom. The property boasts very generous room with views over Welshpool to Long Mountain. No Onward Chain.

**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



01938 555 552

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



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2 Reception  
Room/s

5 Bedroom/s

3 Bath/Shower  
Room/s

- **NO ONWARD CHAIN**
- **Large 5 bedroom detached house**
- **Situated in a quiet Cul de Sac**
- **New Combi Mains Gas Boiler**
- **Double glazed throughout**
- **Refitted En Suite and Family Bathroom**

#### Accommodation is as follows

Frosted double glazed entrance door with frosted double glazed side window leading in to

#### Entrance Hall

Refitted carpet, central heating radiator, thermostat heating control, stairs off, smoke alarm

#### Lounge

6.22m x 3.48m (20'5 x 11'5)

Double glazed windows to both front and side elevations creating a bright spacious room. 2 central heating radiators, wall mounted electric fire, television point

#### Kitchen

4.11m x 2.90m (13'6 x 9'6)

This is the only room not refurbished. Currently fitted with a range of wall and base units with laminate roll top work surfaces. Double glazed window to the rear elevation, stainless steel double sink drainer unit. Tiled splash backs, serving hatch to dining room, space for electric cooker. Recess for fridge freezer. Plumbing and space for dishwasher and washing machine. Central heating radiator. Frosted double glazed rear door

#### Dining Room

3.73m x 3.05m (12'3 x 10'0)

Double glazed window to the rear elevation, central heating radiator

#### WC

Refitted with a white suite comprising pedestal wash hand basin, low level WC, heated chrome towel rail. Part tiled walls. Frosted double glazed window to the side elevation. Mirror with built in light. Airing cupboard with shelving, central heating radiator

#### Landing

Loft access, central heating radiator, storage cupboard with shelving. Over stairs storage cupboard with shelving

#### Bedroom 1

4.75m maximum measurement x 4.50m (15'7 maximum measurement x 14'9)

Double glazed window to the front elevation with views over Welshpool to Long Mountain. Central heating radiator, television point, built in wardrobe with hanging and shelving with storage locker over

#### En Suite Bathroom

Refitted with a white suite comprising pedestal wash hand basin, low level WC. Heated chrome towel rail. Bath with shower over and screen. Extractor fan. Part tiled walls. Frosted double glazed window to the rear elevation. Mirror with inbuilt light

#### Bedroom 2

3.56m x 3.51m (11'8 x 11'6)

Double glazed window to the side elevation with views over towards Long Mountain, central heating radiator. Built in storage cupboard with shelving, telephone point

#### Bedroom 3

3.48m x 2.82m (11'5 x 9'3)

Double glazed window to the rear elevation, central heating radiator. Sink set on slimline vanity unit with cupboard under. Wall light

#### Bedroom 4

2.64m x 2.34m (8'8 x 7'8)

Double glazed window to the rear elevation, central heating radiator. Sink set on slimline vanity unit with storage cupboard under. Wall light

#### Bedroom 5

Double glazed window to the front elevation, central heating radiator. Cupboard housing Ideal combination gas boiler with shelving and central heating radiator

#### Bathroom

Refitted with a white suite comprising bath with mixer taps and shower attachment, shower over and screen. Pedestal wash hand basin, low level WC, heated chrome towel rail. Frosted double glazed window to the side elevation. Part tiled walls, extractor fan

#### Externally

To the front of the property there is off road parking leading to single garage with up and over door, lawned area with borders, courtesy light. There is access around the property to either side

To the rear there is a door to the garage, concrete seating area, outside tap, lawned area and stocked borders

#### Services

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

#### Local Authority/Tax Ban

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

#### 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 and up Red Bank to the roundabout, continue straight over and turn right into Adelaide Drive and left into Cefn Hawys, continue to the head of the cul de sac and the property will be identified by way of Halls for sale board.

#### 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.hallsgb.com](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)