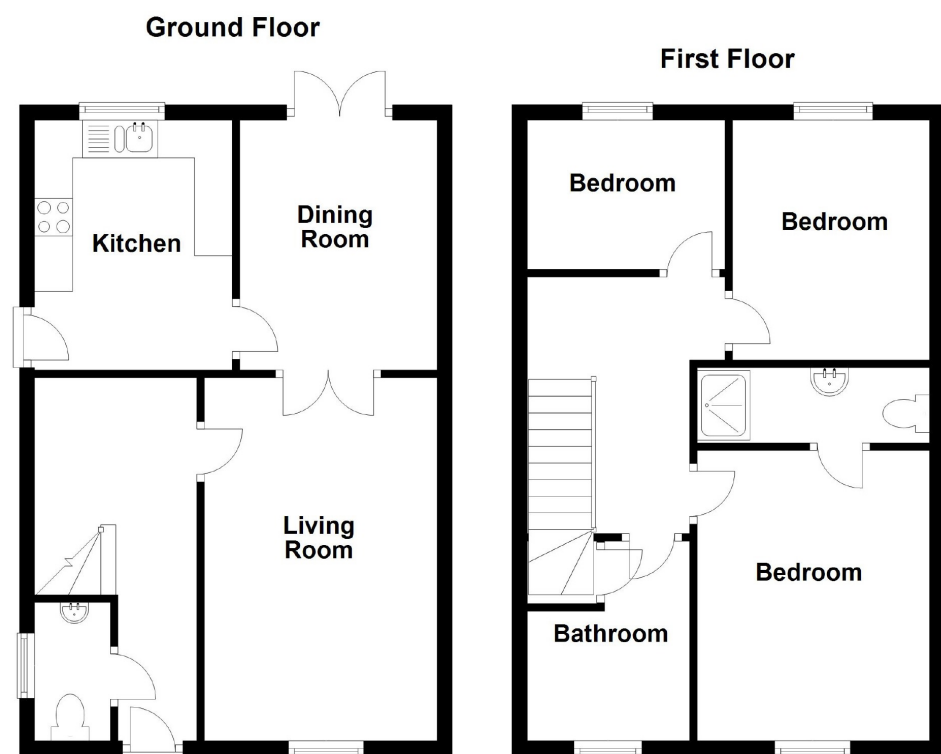


FOR SALE

34 Maes Y Dderwen, Llanfyllin, SY22 5DP



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 £165,000

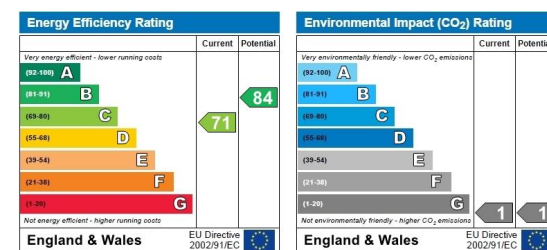
34 Maes Y Dderwen, Llanfyllin, SY22 5DP

Three bedroom semi detached home situated in a cul de sac location close to the Town centre. The property has off street parking several cars, pleasant low maintenance rear garden, The property comprises entrance hall, W.C., lounge, dining room, kitchen, master bedroom with en suite shower room, two further bedrooms and bathroom. Oil central heating, double glazing and pleasant location.

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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Reception
Room/s

3 Bedroom/s

2 Bath/Shower
Room/s

- **Cul de Sac location**
- **Close to local amenities**
- **Off street parking for several cars**
- **Oil fired central heating**
- **Double glazed throughout**
- **Master bedroom with En Suite**

Accommodation is as follows:

Frosted double glazed entrance door leading in to

Entrance Hall

Turned stair case off, under stairs storage cupboard, central heating radiator, smoke alarm

WC

Wall mounted wash hand basin, frosted double glazed window to the side elevation, low level WC, tiled floor, extractor fan, fuse board, central heating radiator

Lounge

4.67m x 2.97m (15'4 x 9'9)

Double glazed window to the front elevation, television point, telephone point, central heating radiator. Panelled glazed doors leading to

Dining Room

3.23m x 2.59m (10'7 x 8'6)

Wood laminate floor covering, central heating radiator. Double glazed French doors leading to the rear patio area. Door to

Kitchen

3.28m x 2.54m (10'9 x 8'4)

Fitted with a range of wall and base units with laminate roll top work surfaces. Electric hob and oven. Stainless steel extractor canopy. 1 1/2 bowl stainless steel sink drainer unit. Plumbing and space for washing machine. Space for fridge freezer. Tiled floor and tiled splash backs. Double glazed window to the rear elevation. Double glazed side access door leading to the parking area. Door to entrance hall, central heating radiator

Landing

Loft access, smoke alarm

Bedroom 1

3.81m x 3.05m (12'6 x 10'0)

Double glazed window to the front elevation, central heating radiator

En Suite

Walk in shower, low level WC, pedestal wash hand basin, shaver light, extractor fan

Bedroom 2

3.38m x 2.82m (11'1 x 9'3)

Double glazed window to the rear elevation, central heating radiator

Bedroom 3

2.51m x 2.06m (8'3 x 6'9)

Double glazed window to the rear elevation, central heating radiator

Bathroom

Fitted with a white suite comprising low level WC, pedestal wash hand basin, bath, shaver light, frosted double glazed window to the front elevation, central heating radiator, extractor fan. Tiled splash backs, airing cupboard

Externally

To the front the property has blocked paved off street parking for several vehicles. Entrance canopy with courtesy light.

To the side of the property there is an external power socket, courtesy light and shed

To the rear there is a Worcester oil fired Greenstar boiler, oil tank, large paved patio area and raised borders

Services

It is understood that mains electricity, water and drainage are connected at 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

From Welshpool Office proceed up the High Street and on reaching the roundabout continue straight over on to the A490 sign posted Llanfyllin. Continue along this road and on reaching the junction turn right. Take the next left sign posted Llanfyllin. Go through the village of Bwlch y Cibau on to Llanfyllin. Just before Llanfyllin town centre turn right into Fford Y Cain. Take the first right (unnamed road) and then turn left into Maes Y Ddewern and the property is located at the head of the cul de sac to the right and identified by a 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.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com