

**FOR SALE**

Offers in the region of £375,000

Bwthyn Cerist Van, Llanidloes, Powys, SY18 6NH

Stunning three bedroom property that has undergone a comprehensive scheme of refurbishment yet retaining a wealth of character features. The property has been refurbished to a very high standard and improvements include new doors and windows, central heating system, kitchen, bathrooms, floor coverings, solid Oak internal doors, Oak framed workshop and landscaping. The property has stunning views over the surrounding farmland and along the valley to the front and rear. Quite simply a very unique characterful, quality property in a lovely setting. Viewing advised.





- Charming Three Bedroomed Character Property
- Superb Kitchen/Diner and Living Room
- Character Features Throughout
- Established Pretty Rear Garden with Shed
- Stunning Location with Far Reaching Views
- Viewing Highly Recommended

HARDWOOD DOUBLE GLAZED ENTRANCE DOOR

Leading into

ENTRANCE PORCH

With slate tiled floor, windows to either side, Oak glazed door leads into

ENTRANCE HALL

With engineered Oak flooring, stairs off, understairs storage cupboard, exposed ceiling beams, smoke alarm.

W.C.

With low level W.C., wall mounted wash hand basin, central heating radiator, extractor fan, engineered Oak flooring.

LOUNGE

maximum measurements 21'5 x 16'7 (maximum measurements 6.53m x 5.05m)

Being L shaped, engineered Oak flooring, two feature period radiators, brick feature fireplace with slate hearth and Oak mantelpiece, exposed ceiling beams, double glazed French doors leading into the rear garden, double glazed window to the side elevation, free sat television.

KITCHEN/DINER

21'5 x 12'8 (6.53m x 3.86m)

Fitted with a modern cream shaker style range of base units with laminate work surfaces, electric hob and twin oven, extractor canopy, integrated dishwasher, ceramic one and a half bowl sink drainer unit, mixer tap, cupboard with plumbing and space for washing machine and tumble dryer. Smeg fridge freezer, exposed ceiling beams, central heating radiator, double glazed windows to both front and side elevations, slate tiled flooring. smoke alarm, loft access with drop down ladder, linen storage cupboard.

LANDING

Smoke alarm, loft access with drop down ladder, linen storage cupboard.

BEDROOM ONE

18'2 x 10'4 (5.54m x 3.15m)

Two double glazed windows to the rear elevation with rural farmland views, two central heating radiators, exposed wall and ceiling beams, two built in wardrobes.

BEDROOM TWO

10'8 x 10'3 (3.25m x 3.12m)

Double glazed window to the front elevation with views across the valley, central heating radiator, exposed wall and ceiling beams.

BEDROOM THREE/OFFICE

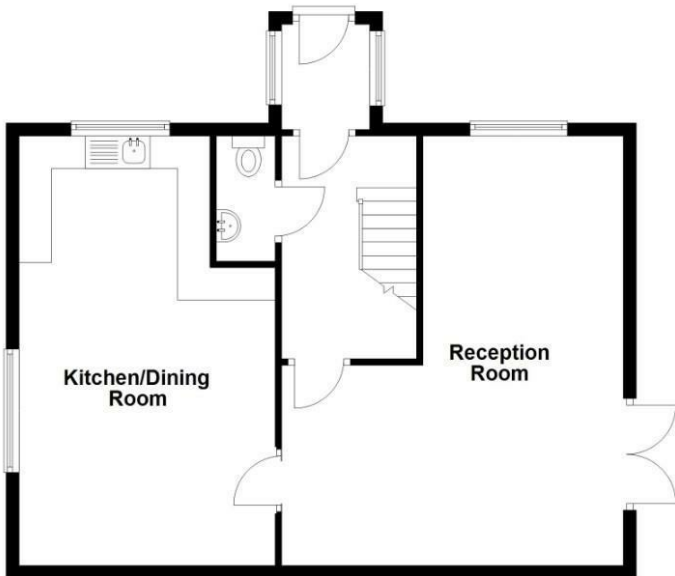
10'7 x 10'5 (3.23m x 3.18m)

Double glazed window to the front elevation with views across the valley, central heating radiator, exposed wall and ceiling beams, telephone internet point.



Ground Floor

Approx. 64.1 sq. metres (690.3 sq. feet)



First Floor

Approx. 61.6 sq. metres (663.3 sq. feet)



Total area: approx. 125.8 sq. metres (1353.6 sq. feet)

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.



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



SHOWER ROOM

Refitted with a large walk in shower, wash hand basin set on vanity unit with mixer tap, heated towel rail, low level W.C., double glazed roof light, wood laminate floor covering, tongue and groove to lower half of walls, recessed spotlights, extractor fan, exposed wall and ceiling beams.

BATHROOM

With feature slipper bath, freestanding mixer tap with shower attachment, wash hand basin set on vanity unit with storage cupboard under, recessed spotlights, heated chrome towel rail, low level W.C., double glazed roof light, exposed wall and ceiling beams.

EXTERNALLY

To the front the property has gravelled parking area, Worcester green style oil fired combination boiler, oil tank, outside tap, 5G satellite/internet dish, raised flower bed, pergola with paved pathway leading to the front door, courtesy light, gravelled entrance area.

To the rear there is a lawned area, stocked borders, paved patio area, pedestrian side access gate.

OAK FRAMED WORKSHOP

17'8 x 7'8 (5.38m x 2.34m)

With power and light, insulated and clad in weatherboard, twin opening doors.

SHED

10'0 x 8'0 (3.05m x 2.44m)

With power.

AGENTS NOTES

The property has a shared septic tank with the neighbouring property.

SERVICES

Mains electricity, water and oil central heating are connected at the property. Drainage is private via a septic tank. None of these services have been tested by Halls.

LOCAL AUTHORITY/TAX BAND

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001

The property is in band 'E'

VIEWINGS

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

DIRECTIONS

Postcode for the property is SY18 6NH

What3Words Reference is ///cycled.foam.tango

ANTI MONEY LAUNDERING CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

WEBSITES

Please note all of our properties can be viewed on the following websites:

www.hallsgb.com

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FOR SALE

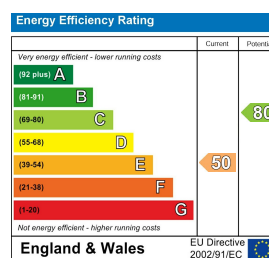
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555552

Welshpool Sales
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