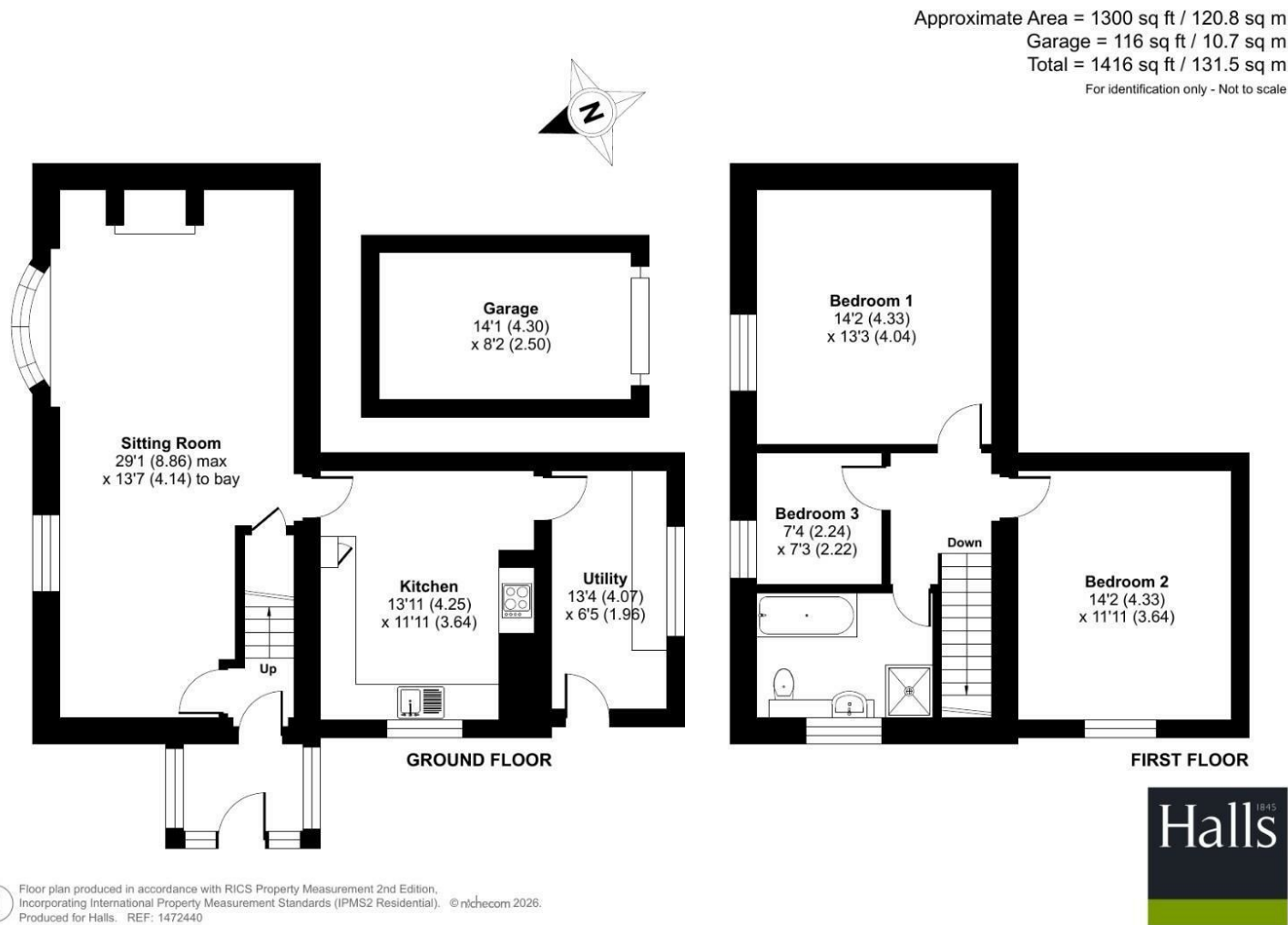


FOR SALE

1, Cefn House Cefn, Buttington, Welshpool, SY21 8SZ



FOR SALE

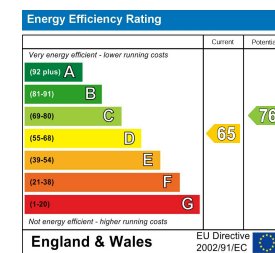
Offers in the region of £260,000

1, Cefn House Cefn, Buttington, Welshpool, SY21 8SZ

**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 Rating**



Extended and refurbished semi detached cottage situated in a convenient location between Welshpool and Shrewsbury. The property sits in a generous plot with off street parking and garage. The accommodation comprises entrance porch, large open plan lounge/dining room with stone feature fire surround, kitchen/breakfast room, utility, landing, two large double bedrooms, a further single bedroom and four piece family bathroom. The property has double glazing and oil fired central heating.



01938 555552

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



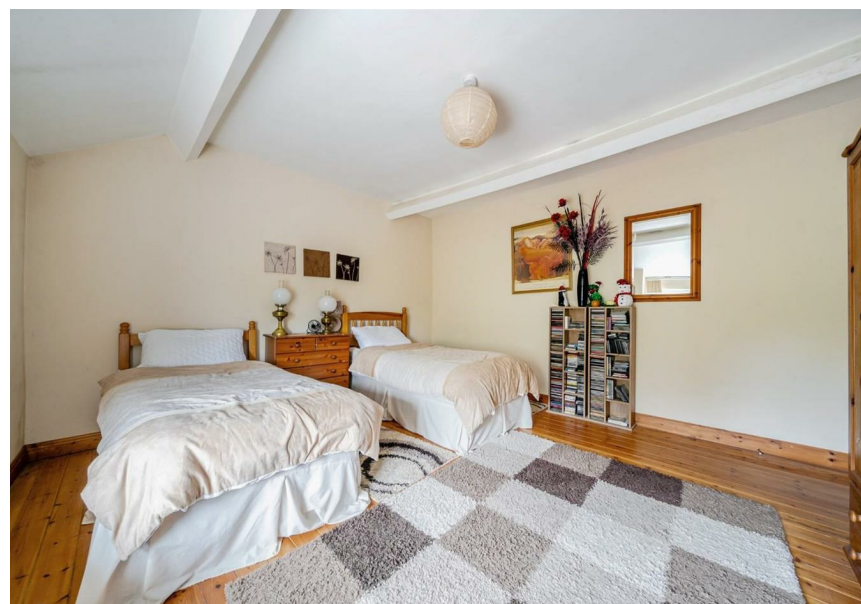
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Extended and refurbished semi-detached cottage
- Three bedrooms, including two generous doubles
- Spacious open-plan lounge/dining room
- Set within a substantial plot offering off-road parking,

**SITUATION**

The market town of Welshpool (Y Trallwng) lies on the Wales / England border and is home to the medieval Powis Castle, the Welshpool and Llanfair Light Railway and the Montgomery Canal.

Known as the Gateway to Wales, the town provides all local amenities in an area of natural rural beauty, within commuting distance of Shrewsbury and Newtown.

Welshpool railway station provides direct links to Shrewsbury, Birmingham and the Cambrian coast.

Situated in the popular village of Buttington the property is close to a local primary school and only a short drive to Welshpool or a 20 minute drive into Shrewsbury

**ACCOMODATION**

The Accommodation comprises entrance porch to the front of the property that leads into an entrance hall with stairs leading up to the first floor landing.

A panel glazed door leads through to the open plan lounge/dining room. The generous lounge/dining area has a feature stone fireplace with oak mantle piece with bay window to the front and oak flooring throughout along with an under-stairs storage cupboard.

The fully fitted kitchen has a range of oak fronted wall and base units, inset range cooker with brick surround, tiled flooring, under unit lighting and plumbing and space for a washing machine, a glazed door leads through to the utility room.

The utility room has a range of base units with space for a freezer and door leading to the parking area at the front of the property.

The first floor accommodation has two large double bedrooms with vaulted ceilings and a further single bedroom along with a generous four piece bathroom with walk in shower, bath, heated towel rail W.C, wash hand basin, tiled floor and painted tongue and groove ceiling

**EXTERNALLY**

To the front the property has gated off road parking, lawned area, outside tap, oil boiler and tank, stocked borders and a single garage to the rear.

**SERVICES**

Mains electricity, water, private drainage and oil central heating are connected at the property.

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 'D'

**DIRECTIONS**

Postcode for the property is SY21 8SZ

What3Words Reference is mango.shortens.cooking

**VIEWINGS**

Strictly by appointment only with the selling agents:

Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

**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
- www.rightmove.co.uk
- www.onthemarket.com