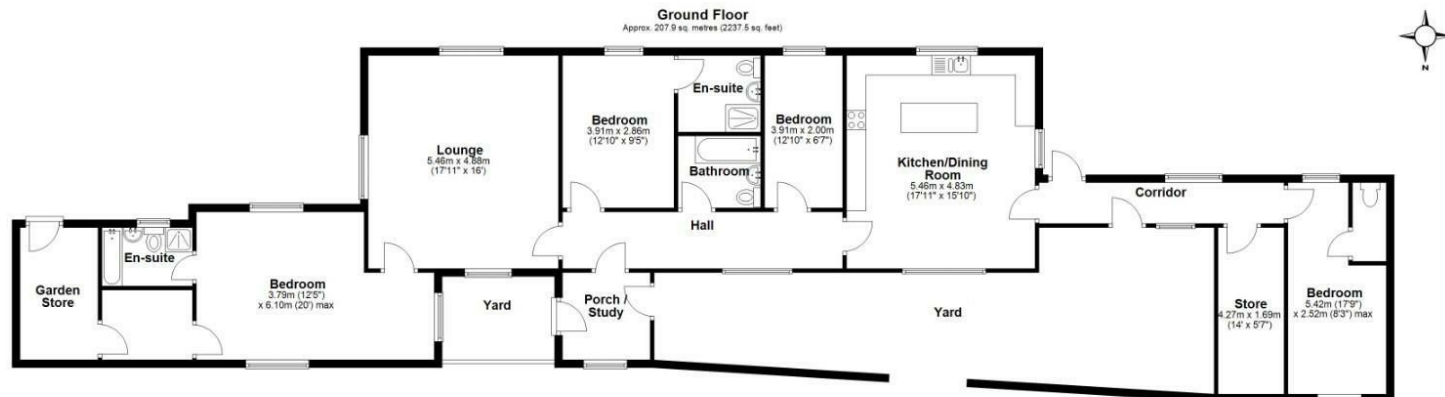


FOR SALE

Church View, Llandrinio, Llanymynech, Powys, SY22 6SG



Total area: approx. 207.9 sq. metres (2237.5 sq. feet) Church View KAD, \*

FOR SALE

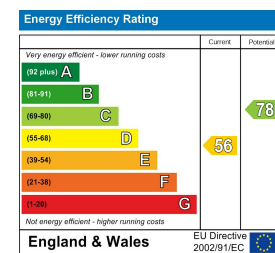
Offers in the region of £345,000

Church View, Llandrinio, Llanymynech, Powys, SY22 6SG

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



This four bedroom, two en suite converted Sunday School dates back to 1827 and is laid out across one floor. The property was refurbished in 2015 and offers Entrance porch/study, hallway, lounge with vaulted ceiling and windows to three elevations with multi fuel stove, stunning kitchen again with vaulted ceiling and integrated appliances and central island, Master bedroom with en suite bathroom, bedroom two with en suite shower room, two further bedrooms and shower room. The property has a gravelled entertaining area to the rear overlooking the church and has oil fired central heating. Viewing essential to appreciate the size and layout of this quite unique grade two listed conversion. No onward chain.



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.



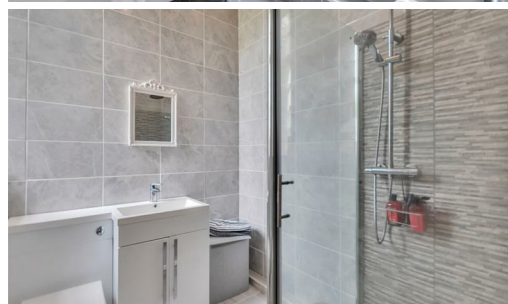
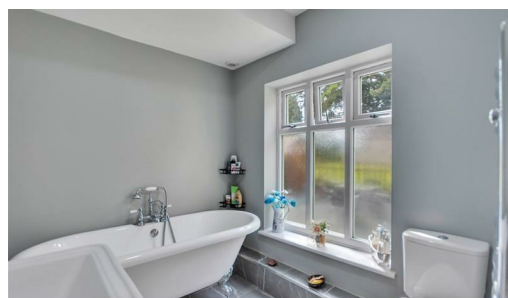
1 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- Refurbished/Converted Sunday School
- Modern Kitchen with Integrated Appliances
- Lounge with Multi Fuel Stove
- Four Bedrooms along with Two En-Suites
- Easy Commute to either Oswestry or Shrewsbury
- Viewing Highly Recommended
- Secondary Glazed Throughout

**Oak Entrance Door**

Leading to

**Entrance Hall/Study Area**

Wood laminate floor covering, window to the front elevation, bt point, airing cupboard with heater and timer controls, shelved alcove, door to Inner Hallway.

**Inner Hallway**

With Oak doors to the Lounge, Kitchen/Diner, Bedrooms and Shower Room, central heating radiator, thermostat heating control, window to the front elevation, engineered Oak flooring, access to attic storage area.

**Lounge**

17'7 x 15'7

Vaulted ceiling, windows to front, side and rear elevations creating a very bright and airy Living Room, engineered Oak flooring, central heating radiator, inset multi fuel stove set on slate hearth with brick surround and Oak mantelpiece.

**Kitchen/Dining Room**

17'4 x 14'3

With vaulted ceiling, windows to three elevations creating a bright and airy Kitchen, fitted with an extensive range of grey high gloss wall, base and ladder units, twin Zanussi double ovens, integrated fridge and freezer, inset one and a half bowl sink drainer unit with mixer tap. Electric hob, stainless steel extractor fan, polished granite work surfaces, central island with breakfast bar, tiled splashbacks, tiled floor, central heating radiator, integrated dishwasher.

**Bedroom One**

14'2 x 12'6

Window to the front and rear elevations, wood laminate floor covering, door leading out to the front, two central heating radiators, walk in wardrobe.

**En-Suite**

With claw foot roll top bath with central mixer tap and shower attachment, low level W.C., wash hand basin set on vanity unit, storage cupboard, heated chrome towel rail, tiled floor, frosted double glazed window to the rear elevation, extractor fan.

**Bedroom Two**

12'9 x 9'4

Window to the rear elevation, wood laminate floor covering, central heating radiator.

**En-Suite**

With walk in shower, wash hand basin set on vanity unit, low level W.C., heated chrome towel rail, tiled walls and floor, window to the rear elevation, extractor fan.

**Shower Room**

Walk in shower, low level W.C., wash hand basin set on vanity unit, heated chrome towel rail.

**Bedroom Three**

13'0 x 6'4

Window to the rear elevation, central heating radiator.

**Hallway**

Access from Kitchen, Oak door to the front elevation and door to the rear garden, windows to front and rear, door to lean to storage room.

**Bedroom Four**

13'6 x 8'2

Window to the front elevation, central heating radiator.

**W.C.**

There is a provision for a W.C., with frosted window to the rear elevation, this is yet to be completed.

**Externally**

To the front the property has a stone wall boundary, pedestrian access gate, gravelled seating area, courtesy light, external power point and tap.

To the rear there is external power points, courtesy lights, small lawned area, gravelled entertaining area, shed, oil tank, lean to shed housing oil boiler, overlooking the Church grounds.

**Agents Notes**

There is a school pick up point by the Church. This property is offered for sale with No Onward Chain.

**Services**

Mains electricity, water 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 'E'

**Viewing**

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.  
Tel No: 01938 555552.  
Email: welshpool@hallsgb.com

**Directions**

Postcode for the property is SY22 6SG

What3Words Reference is ///diary.homeward.approvals

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