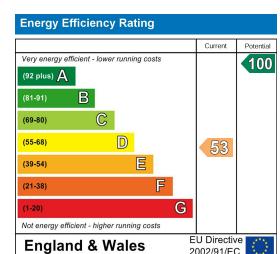


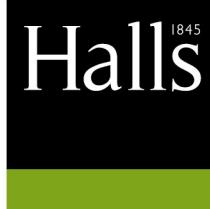
**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



A spacious and interesting country terraced house requiring a scheme of modernisation, whilst set with generous sized gardens, multi car parking and extensive views over the cul-de-sac to the distant hills. NO ONWARD CHAIN.



01743 236 444

**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
E: shrewsbury@hallsgb.com



OnTheMarket.com

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MILEAGES: Shrewsbury 11.9 miles, Welshpool 11.3 miles and Oswestry 11.9 miles. ALL MILEAGES ARE APPROXIMATE.



2 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s



- A spacious terraced house
- Requiring modernisation
- Generous gardens
- Extensive views
- Cul-de-sac location
- NO onward chain

#### DIRECTIONS

From Shrewsbury take the Welshpool Road to Ford and shortly thereafter turn right onto the B4393 Lake Vyrnwy Road. Pass through the village of Alberbury and Coedway. On reaching Crew Green carry on to the edge of the village and turn left signed "school". Proceed up this road and around the right hand bend then up the bank and turn left into Bryn Hafren and the property will be seen first on the right.

#### SITUATION

The property is attractively situated in an elevated position on the fringe of the village. There are some wonderful views, particularly from the first floor over the adjacent roof tops out over open farmland towards the Welsh hills in the distance and also the nearer and well known Rodney's Pillar. The village itself provides a primary school, whilst there are some lovely walks in the surrounding open countryside. Amenities can be found in the neighbouring village of Llanybriog which has a small shop, or more comprehensive facilities can be found at either Shrewsbury 11.9 miles away, Welshpool or Oswestry.

#### DESCRIPTION

This well proportioned house offers an attractive opportunity to those seeking a house to modernise and add their own requirements, which once complete will no doubt provide a very appealing home for couples or families. The size of the plot will no doubt be attractive to many, with generous size parking to the front in addition to front and rear gardens, including a patio.

#### ACCOMMODATION

##### ENTRANCE HALL

With twin UPVC/double glazed entrance doors. Part quarry tiled hearth. Built in storage cupboard. Fitted range of eye level cupboards.

##### DEEP BUILT IN PANTRY CUPBOARD

Fitted shelving.

##### CLOAKS/WC

With close coupled WC and wash hand basin.

##### KITCHEN

With extensive fitted work tops with wood trim, tiled splash and built in one and a half bowl sink unit. Built in ELECTRIC NEFF CERAMIC HOB UNIT with integrated FILTER HOOD over. Extensive range of wood effect base and eye level cupboards. Built in ELECTRIC DOUBLE OVEN. Built in MICROWAVE OVEN. Integrated NEFF DISHWASHER. Space and plumbing for washing machine. Rear entrance door.

##### INNER HALLWAY

With staircase rising to the first floor and understairs storage cupboard.

##### LIVING ROOM

With mock stone tiled fireplace and hearth. Double glazed sliding patio door.

#### DINING CONSERVATORY

With tiled floor. Two ceiling mounted light/ceiling fans. Built of brick plinth with wraparound 'L' shaped UPVC double glazed windows including twin French doors and single French door leading to the front of the property and patio. Extensive views to the side, over roof tops and onto open farmland, with the Welsh hills and Rodney's Pillar seen in the distance.

#### FIRST FLOOR LANDING

With access to loft space.

##### BEDROOM 1

With built in storage cupboard and rear aspect over the garden.

##### BEDROOM 2 (Double)

With rear aspect over the garden.

##### BEDROOM 3

With built in airing cupboard containing pre-lagged hot water cylinder and immersion heater. Fitted wardrobe with three mirrored doors. Window with front aspect and stunning views out towards Rodney's Pillar and the Welsh hills in the distance.

##### BATHROOM

With corner panelled bath and tiled splash, bidet, pedestal wash hand basin, close coupled WC and wall fitments.

#### OUTSIDE

The property is approached through twin ornamental entrance gates with side pedestrian gate leading onto a generous sized tarmacadam driveway with ample parking space for a number of cars.

#### THE GARDENS

These are generous in size and provide a good size lawn to the front with a selection of mature shrubs and conifers. Adjacent to the front of the house is an extensive flagged terrace which takes advantage of the distant views.

The rear garden comprises a good size lawn with a flowering shrub and conifers, two timber and felt GARDEN SHEDS and a metal panelled SHED. COAL BUNKER. OIL STORAGE TANK. Wall mounted oil fired CENTRAL HEATING BOILER set within weather casing.

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

The fitted carpets as laid. Curtains and light fittings are included in the sale. Only those items described in these particulars are included in the sale.

#### SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating system. None of these services have been tested.

#### TENURE

Freehold. Purchasers must confirm via their solicitor.

#### COUNCIL TAX

Council Tax Band C. Powys, Montgomeryshire. Please confirm rating with <http://www.powys.gov.uk>

#### VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@hallsb.com](mailto:shrewsbury@hallsb.com)