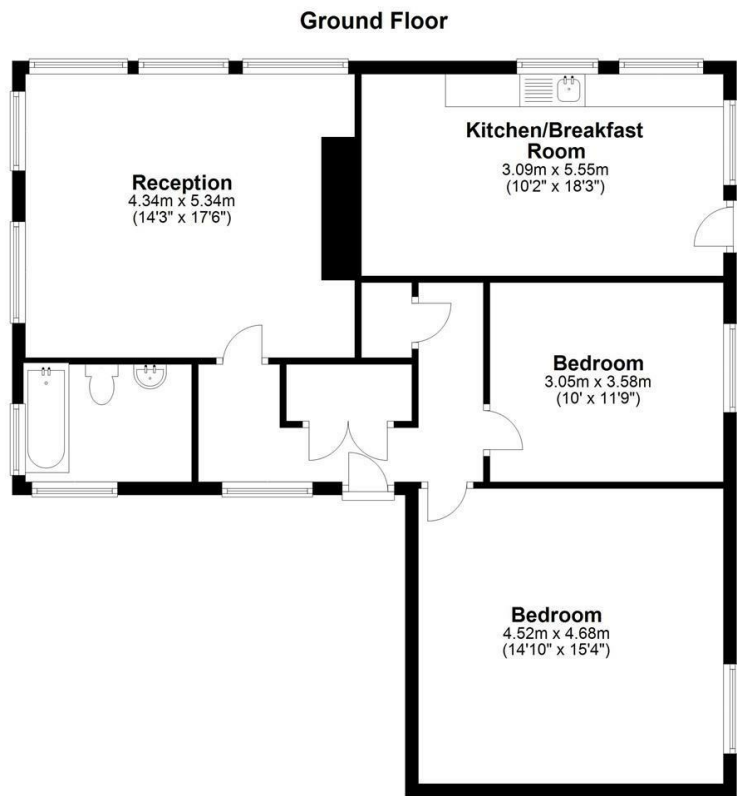


FOR SALE

Hillcrest Llanfyllin, SY22 5LD



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007. Plan produced using PlanUp.



FOR SALE

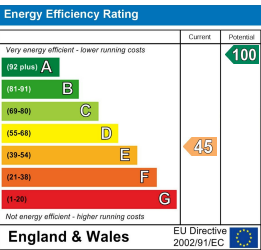
Offers in the region of £315,000

Hillcrest Llanfyllin, SY22 5LD

**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 most desirable and beautifully presented individual detached bungalow with garage and set in lovely gardens with a small coppice, whilst positioned in a stunning elevated position with panoramic views over the valley to hills in the distance.



01691 670 320

**Oswestry Sales**  
20 Church Street, Oswestry, SY11 2SP  
E: [oswestry@halls.gb.com](mailto:oswestry@halls.gb.com)



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Beautifully Presented Bungalow
- Spaciously Proportioned Layout
- Attractive Gardens & Small Coppice
- Detached Garage & Additional Parking
- Stunning Position with Panoramic Views
- Only a Short Distance to Llanfyllin

DIRECTIONS

From Oswestry proceed to the Llyncllys crossroads and turn right onto the A495. Follow this road until the left turning signed Llansantffraid and follow this to the village and at the far end turn right onto the B4393 Llanfechain road. Follow this all the way past the village to the t-junction. Turn right for Llanfyllin and travel for about 1.4 miles and turn sharp left onto an unsigned lane. Follow this up the bank and the property will be seen on the right hand side.

What3words: sculpting.configure.buying

SITUATION

The property occupies an enviable rural location, tucked away in a commanding rural position with truly panoramic views along the Cain Valley, Llanfyllin town and the hills beyond. Llanfyllin itself is a thriving market town, which offers a range of amenities approximately 0.6 miles away. More comprehensive amenities can be found in either Welshpool, Oswestry or Shrewsbury. The area is renowned for walking opportunities, whilst Lake Vyrnwy and the Snowdonia National Park are within easy reach.

DESCRIPTION

Hillcrest is a truly individual detached country bungalow offering deceptively well proportioned accommodation with a traditional layout, all of which is tastefully decorated, together with attractive fittings. Points worthy of note include a particularly appealing lounge, which benefits from multiple window aspects. The kitchen is fitted very much with a contemporary country style and includes a number of freestanding units. There are two good double bedrooms, which are then served by an attractively fitted out bathroom.

Outside, there is a good parking area in addition to a garage. The gardens are quite lovely having been beautifully maintained by the present owners and attractively stocked, whilst including a patio and vegetable growing beds. To the rear of the property there is a banked area of coppice, which is included in the property.

AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED.

ACCOMMODATION

RECEPTION HALL

With build-in wide double cloak / storage cupboard, built-in airing cupboard containing insulated hot water cylinder with immersion heater. Access to loft space.

LOUNGE

Coloured stone fireplace and hearth with wooden mantle, recess to side with fitted shelving, unusual five-window aspect with stunning views over the valley to Llanfyllin and beyond.

KITCHEN/DINER

With fitted granite effect worktop, having built-in stainless steel sink unit, attractive range of two-toned (slate grey and pine) faced base units, including cupboards and drawers, space and plumbing for washing machine, space and connection for electric cooker, two freestanding larder cupboards, matching small breakfast table, triple window aspect providing stunning views over the garden across the valley to the hills in the distance, double glazed / UPVC external entrance door.

BEDROOM 1 (DOUBLE)

With window aspect providing extensive views.

BEDROOM 2 (DOUBLE)

With window aspect providing extensive views, part-wall feature decorated.

BATHROOM

With panelled bath having aqua style panels over part, together with direct feed chrome shower unit and glazed splash screen, part-tiled splash, close couple WC, vanity unit with wash hand basin and tiled splash, chrome ladder radiator.

OUTSIDE

The property is approached through a double gated entrance onto a stoned driveway with parking area for a number of cars.

DETACHED GARAGE

With a metal up and over entrance door.

GARDENS AND GROUNDS

These form a particularly attractive feature to the property with a stone built wall adjacent to the parking area, which supports an attractive bank of heathers in part. To the front of the bungalow is a stone pathway with step down to a small lawn with circular rose bed, together with herbaceous borders, also incorporating specimen shrubs. GARDEN TOOL STORE.

The main lawn is located to the rear with lawn having dry stone edging in part with a deep landscaped bed incorporating ornamental gravel, interspersed with a number of flowering shrubs and herbaceous plants which then leads to a a barked VEGETABLE AREA with three timber growing beds. There is a further hard landscaped area with gravel and then various planting boxes. Set around the border to part of the garden is a pathway which links around the base of an embankment and has been extensively planted.

To the flank of the bungalow is a further bank running up to a SMALL COPPICE AREA of mixed trees, which forms a wonderful haven for wildlife.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

SERVICES

Mains electricity is connected. Mains water connects to a holding tank which then serves the property. Foul drainage is to a private septic tank. Electric convector panel heating system. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Powys County Council on 01597 827463 or visit [www.powys.gov.uk/council-tax](http://www.powys.gov.uk/council-tax).

VIEWINGS

Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP. Tel: 01691 670320. Email: [oswestry@halls.gb.com](mailto:oswestry@halls.gb.com)