



FOR SALE

Offers in the region of £425,000

Rhoslan, Bwlch-Y-Ffridd, Newtown, Powys, SY16 3JD

This two/three bedroom detached property sits in a plot of around 1.3 acres with river frontage. The accommodation comprises entrance porch, entrance hall, lounge, dining room, inner hallway with spiral staircase to oak framed conservatory, kitchen, boot room, utility, W.C., landing, master bedroom with en suite, bedroom two with dressing room/bed 3.

The property sits in a generous plot that could be split to create a paddock and also has garage along with a wood store. Viewing advised.





- Detached Property in Rural Setting
- Approx Plot Sizes of 1.3 acres
- Idyllic River Frontage
- Oak Framed Conservatory Utilising Countryside Views
- Garage, Two Greenhouses, Wood Store
- Viewing Highly Advised

#### FROSTED UPVC DOUBLE GLAZED ENTRANCE DOOR

With side window, leading into

#### ENTRANCE PORCH

With tiled floor.

#### ENTRANCE HALL

With stairs off, Oak flooring, doors to Dining Room and Lounge.

#### LOUNGE

14'7 x 12'9 (4.45m x 3.89m)

Inset cast iron wood burning stove with Oak mantelpiece, tiled floor, central heating radiator, double glazed windows to front and side elevations, television point.

#### DINING ROOM

maximum measurements 19'4 x 12'7 (maximum measurements 5.89m x 3.84m)

Being L shaped, double glazed window to the front elevation, double glazed French doors to the side of the property, inset electric feature stove, central heating radiator, oak floor covering, understairs storage cupboard, telephone point, oak door into

#### INNER HALLWAY

With spiral staircase up to oak framed Conservatory, central heating radiator.

#### KITCHEN

13'8 x 11'6 (4.17m x 3.51m)

Fitted with a range of wall and base units with polished granite work surfaces, glass fronted display cabinets, Gaggenau oven, stainless steel extractor fan, induction hob, twin bowl sink drainer unit, mixer tap, Worcester green style oil fired boiler, tiled floor. Recessed spotlights, double glazed windows to two elevations, space for fridge/freezer, part tiled walls, plumbing and space for dishwasher.

#### BOOT ROOM

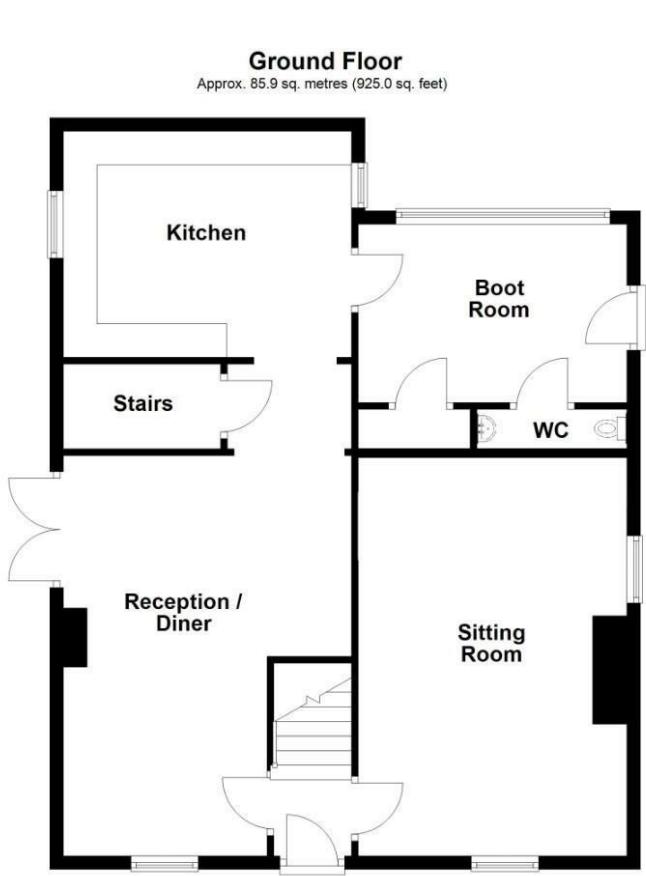
12'0 x 8'6 (3.66m x 2.59m)

Double glazed window to rear elevation, frosted double glazed door leading into rear garden, tiled floor, central heating radiator.

#### UTILITY ROOM

7'5 x 4'3 (2.26m x 1.30m)

Plumbing and space for washing machine, laminate work surfaces, fuse board, larder cupboard, space for fridge/freezer.



Total area: approx. 161.2 sq. metres (1735.4 sq. feet)

Artist's 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.

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.



3 Reception  
Room/s



3 Bedroom/s



2 Bath/Shower  
Room/s



#### **W.C.**

Low level W.C., wall mounted wash hand basin, tiled floor, central heating radiator, part tiled walls, recessed spotlights.

#### **OAK FRAMED CONSERVATORY**

16'9 x 14'8 (5.11m x 4.47m)

Access via a spiral staircase from Inner Hallway, vaulted ceiling, double glazed windows to three elevations providing lovely views over the garden and surrounding countryside, exposed floorboards, double glazed french doors leading on to balcony, underfloor heating, double glazed door to the side elevation. Exposed A frames, with oak doors to Bedrooms.

#### **BEDROOM ONE**

12'9 x 12'1 (3.89m x 3.68m)

Built in wardrobes, central heating radiator.

#### **EN-SUITE**

Walk in double shower, low level W.C., wall mounted wash hand basin, tiled floor and walls, central heating radiator.

#### **BEDROOM TWO**

11'2 x 9'9 (3.40m x 2.97m)

Double glazed window to front elevation, central heating radiator, door to Dressing Room/Bedroom Three.

#### **DRESSING ROOM/BEDROOM THREE**

11'2 x 7'0 (3.40m x 2.13m)

Double glazed window to the front elevation, central heating radiator.

#### **BATHROOM**

Fitted with a white suite with large bath with shower over and screen, low level W.C., pedestal wash hand basin, tiled floor and walls, heated towel rail, recessed spotlights, frosted double glazed window.

#### **EXTERNALLY**

To the front the property has a parking area for three cars gated to further parking area, pathway to front door, courtesy light and stocked borders.

To the side of the property there are two greenhouses with grape vines, lawn and outside tap.

To the rear of the property there is a patio area, brick built BBQ, stocked borders, large paddock area accessed five bar gate, oil tank, fruit bushes, pond, pedestrian gate to further grassed area with river access. Chicken coops, septic tank, decked seating area, wood store, access gate to front.

#### **GARAGE**

17'5 x 9'3 (5.31m x 2.82m)

With power and light, window to the rear.

#### **AGENTS NOTES**

The property sits in a plot of around 1.3 acres.

#### **SERVICES**

Mains electricity, water and oil central heating are connected at the property, drainage is 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. Tel No: 01938 555552. Email: [welshpool@hallsrgb.com](mailto:welshpool@hallsrgb.com)



## **DIRECTIONS**

Postcode for the property is SY16 3JD

What3Words Reference is - hurt.bombshell.vouch

## **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](http://www.hallsgb.com)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

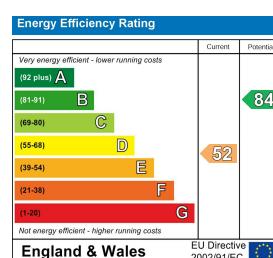
[www.onthemarket.com](http://www.onthemarket.com)



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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 555 552

**Welshpool Sales**  
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