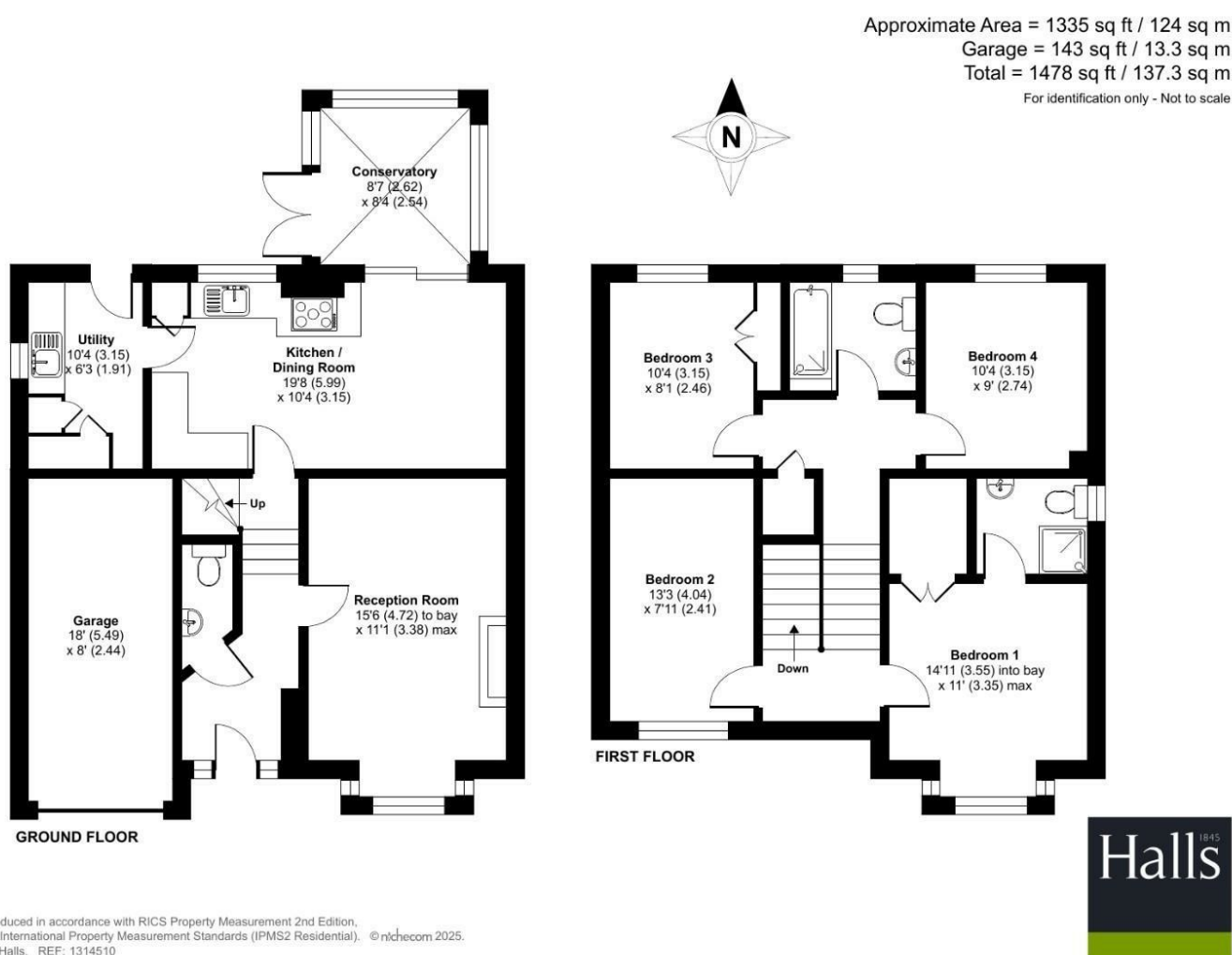


FOR SALE

30 Brynfa Avenue, Welshpool, Powys, SY21 7TS

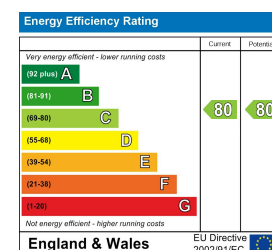


30 Brynfa Avenue, Welshpool, Powys, SY21 7TS

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



01938 555552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD

E: welshpool@hallsgb.com



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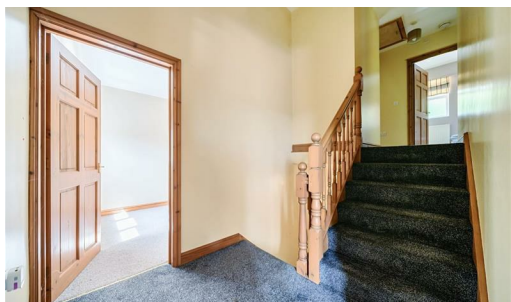
2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- Four bedroom detached home split over three floors
- Accommodation includes open plan kitchen/ diner, lounge, conservatory, utility room and bathroom
- Principle bedroom benefits from large walk in wardrobe and ensuite with three further bedrooms
- Off road parking for three cars, single garage, paved rear courtyard garden
- Lovely views over towards Powys Castle and the Kerry Ridgeway
- No onward chain

Composite frosted double glazed entrance door with side windows into

Entrance Hall

Stairs off, radiator, panel glazed doors to lounge.

W.C.

Wall mounted wash hand basin, low level W.C., radiator, tiled floor, extractor fan.

Lounge

Double glazed box bay to front elevation with views towards Powis Castle and the Kerry Ridgeway, Living Flame gas fire with marble hearth and backing and decorative timber surround, television point, three wall light points, wood laminate floor covering, radiator, telephone point.

Open Plan Kitchen/ Diner

Range of wall and base units, laminate work surfaces, ceramic sink with mixer tap, integrated dishwasher, gas hob, electric oven, extractor canopy, wood laminate floor covering, radiator, double glazed window overlooking the rear courtyard garden, two wall light points, double glazed patio doors to

Conservatory

Tiled floor, double glazed windows to three elevations, French doors provide access to the rear courtyard, radiator, television point, wall light point.

Utility Room

Fitted with a range of larder cupboards and base units, stainless steel sink drainer unit and mixer tap, wall mounted Worcester boiler, double glazed window to side elevation, frosted double glazed rear access door, plumbing and space for washing machine, radiator, space for fridge freezer, wood laminate floor covering.

Landing

Providing access to

Principle Bedroom

Double glazed box bay window to front elevation with views towards Powis Castle and the Kerry Ridgeway, two wall light points, radiator, walk-in double wardrobe.

Ensuite

Walk in corner shower, low level W.C., pedestal wash hand basin, frosted double glazed window, tiled walls and floor, heated chrome towel rail, extractor fan.

Bedroom Two

Double glazed window to front elevation, radiator.

Landing

Loft access, shelved linen cupboard with radiator.

Bedroom Three

Double glazed window to rear elevation, radiator, television point, telephone point, built in double wardrobe.

Bedroom Four

Double glazed window to rear elevation, radiator, telephone point.

Bathroom

Bath, pedestal wash hand basin, low level W.C., frosted double glazed windows to rear elevation.

Externally

To the front, the property has tarmacked off road parking for three cars, single garage with up and over door, gate to side, entrance canopy and courtesy light. To the rear there is a paved courtyard garden with outside tap, courtesy light, raised stocked borders.

Agents Notes

This property is offered for sale with no onward chain. The property also has solar photovoltaic panels fitted.

Services

Mains electricity, water, drainage and gas 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'

Viewings

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

Directions

Postcode for the property is SY21 7TS

What3Words Reference is wiggles.shell.responses

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.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com