



FOR SALE

Offers in the region of £280,000

12 Maes Y Dafarn, Carno, Caersws, Powys, SY17 5NG

This very well presented three bedroom detached family house boast a much larger than average rear garden that is very well stocked, maintained and has a greenhouse along with two sheds. The garden has a secret gate that leads to a very private seating area overlooking the brook. The accommodation comprises entrance hall, W.C., lounge with double doors into dining room, kitchen, utility, large conservatory, landing, three bedrooms and bathroom. The property has off road parking for three cars, single garage, Worcester gas fired boiler, double glazing. Simply must be viewed.





- **Detached Three Bed Family Property**
- **Lovely Cul du Sac Position**
- **Kitchen, Lounge and Conservatory**
- **Larger than Average Rear Garden Leading to a Brook**
- **Popular Village Location, Easy Commute to Newtown and Llanidloes**
- **Viewing is Highly Recommended**

FROSTED DOUBLE GLAZED ENTRANCE DOOR

Leading into

ENTRANCE HALL

With wood laminate floor covering, central heating radiator, stairs off.

W.C.

With wall mounted wash hand basin, low level W.C., central heating radiator, frosted double glazed window, wood laminate floor covering.

LOUNGE

14'2 x 13'1 (4.32m x 3.99m)

Electric feature fire with marble hearth and backing, decorative timber surround, double glazed bay window to the front elevation, television point, central heating radiator, glazed double doors opening into

DINING ROOM

10'9 x 8'2 (3.28m x 2.49m)

With central heating radiator, double glazed French doors leading to

CONSERVATORY

12'6 x 10'1 (3.81m x 3.07m)

Double glazed window to three elevations, double glazed French doors leading onto the patio entertaining area and large garden.

KITCHEN

11'4 x 8'2 (3.45m x 2.49m)

Fitted with a range of shaker style wall and base units with laminate work surfaces, one and a half bowl sink drainer unit and mixer tap, gas hob, extractor fan, tiled splashbacks, central heating radiator, understairs storage cupboard, door to

UTILITY ROOM

8'4 x 6'0 (2.54m x 1.83m)

Fitted with wall and base units, laminate work surfaces, sink drainer unit with mixer tap, plumbing space, mixer tap, plumbing and space for washing machine and tumble dryer, space for fridge freezer, extractor fan, double glazed window to the side elevation, double glazed rear access door, central heating radiator.

LANDING

Double glazed window to the side elevation, loft access, shelved airing cupboard.

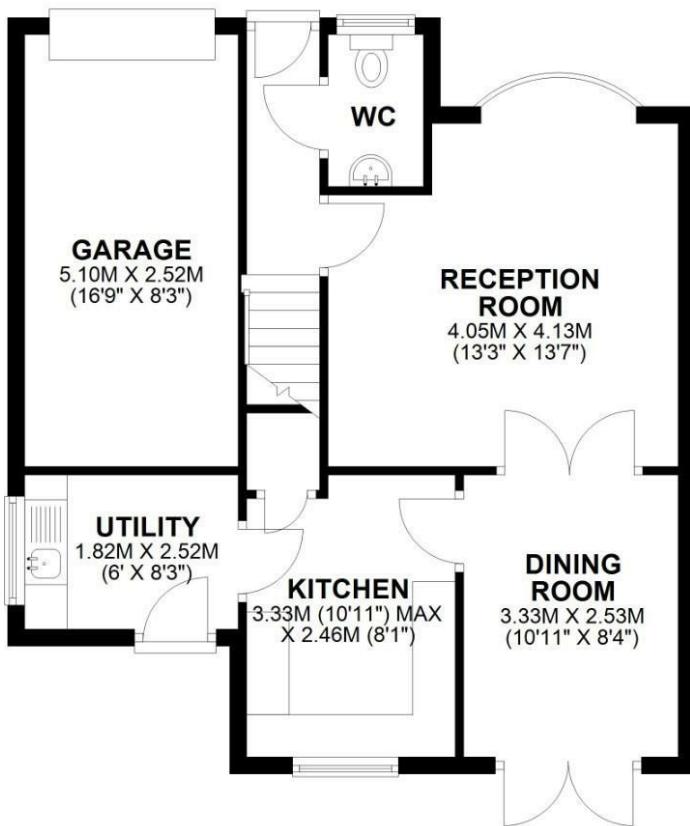
BEDROOM ONE

11'7 x 9'5 (3.53m x 2.87m)

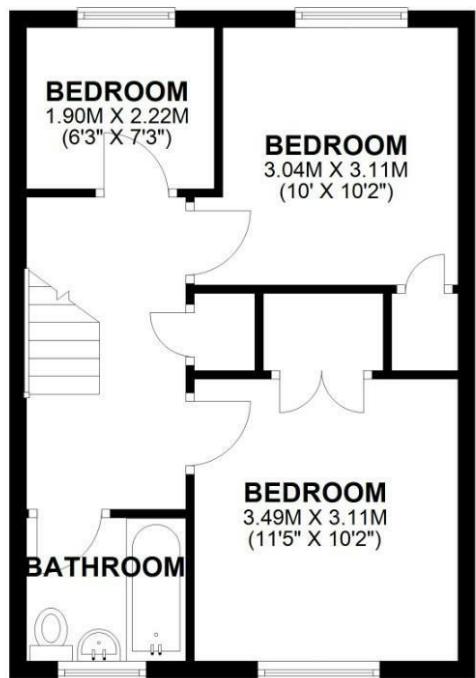
Double glazed window to the rear elevation with views over the garden, central heating radiator, built in double wardrobe.



GROUND FLOOR



FIRST FLOOR



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
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.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



BEDROOM TWO

10'1 x 10'1 (3.07m x 3.07m)

Double glazed window to the front elevation, central heating radiator, built in single wardrobe.

BEDROOM THREE

6'9 x 6'6 (2.06m x 1.98m)

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

BATHROOM

Bath with mixer tap and shower attachment with electric shower over and screen, pedestal wash hand basin, low level W.C., frosted double glazed window to the rear elevation, extractor fan and part tiled walls, central heating radiator, wood laminate floor covering.

EXTERNALLY

To the front the property has tarmacked off road parking for three cars, lawned area and established borders, pedestrian side access gate.

To the rear the property has larger than average rear garden a particular feature of the property with large paved patio entertaining area, courtesy light, power point, greenhouse. Feature pond with water feature, shed, further patio area. A distinctive feature of the property is a gate which leads down to the brook where there is a paved seating area to relax and appreciate the serenity

GARAGE

15'9 x 8'7 (4.80m x 2.62m)

With power and light, wall mounted gas boiler, loft access.

METAL STORE

12'3 x 8'0 (3.73m x 2.44m)



SERVICES

Mains electricity, water and gas 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 'C'

VIEWINGS

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 SY17 5NG

What3Words Reference is trapdoor.spellings.saturate

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:

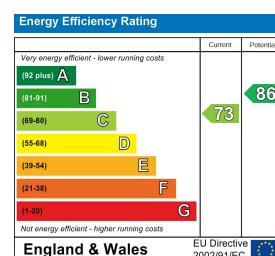




Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



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 any agent 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.