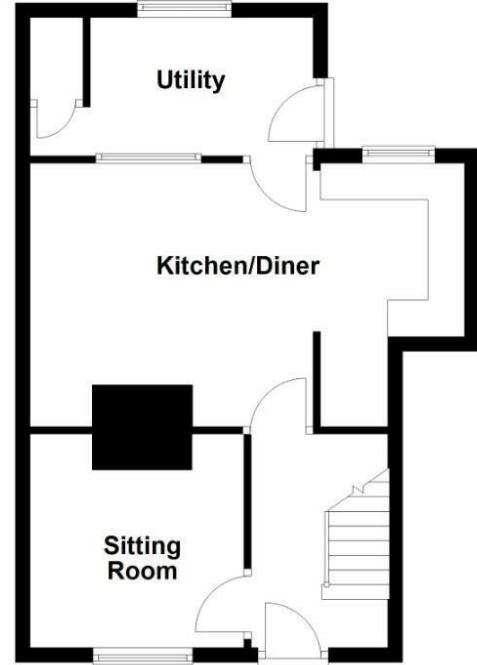
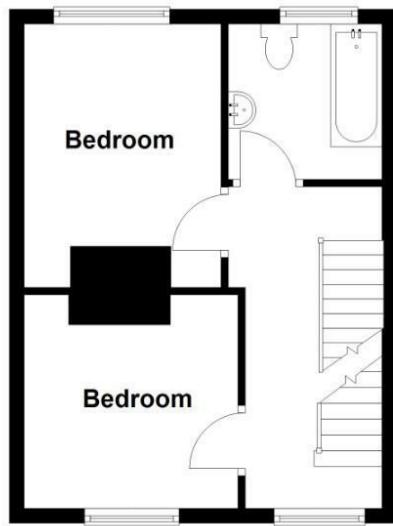


**Ground Floor**

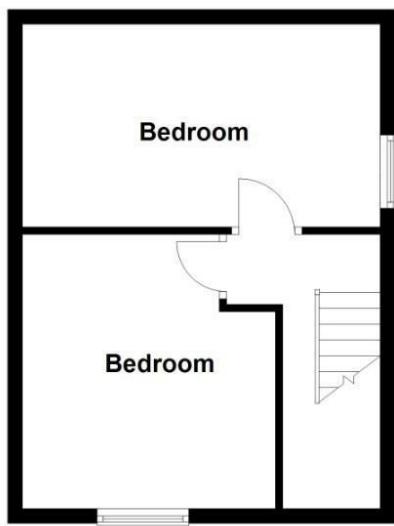
Approx. 42.6 sq. metres (458.2 sq. feet)

**First Floor**

Approx. 32.4 sq. metres (348.6 sq. feet)

**Second Floor**

Approx. 32.4 sq. metres (348.6 sq. feet)

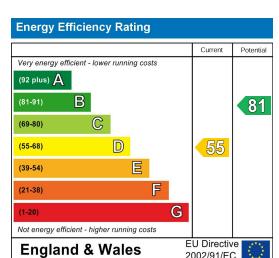


Total area: approx. 107.3 sq. metres (1155.4 sq. feet)

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.

**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**

Bronafon, Carno, Caersws, Powys, SY17 5LL

No Onward Chain - Property requiring modernisation and refurbishment - Situated in the village of Carno this three storey period property requires some modernisation and refurbishment. The accommodation comprises entrance hall, lounge, open plan kitchen/family room, utility room, landing two bedrooms and bathroom, landing, and two further bedrooms. The property benefits from double glazing, gas fired combination central heating, off road parking, pleasant outlook to front and rear with the river running along the rear boundary.





- **Semi Detached Three Storey House**
- **Four Bedrooms**
- **Double Glazing and Gas Central Heating**
- **Rural Village Location**
- **Investment or Rental Opportunity**
- **No Onward Chain**

#### UPVC Frosted Double Glazed Entrance Door Into

#### Entrance Hall

With stairs off, quarry tiled floor, central heating radiator, understairs storage cupboard, telephone point, heating controls.

#### Lounge

9'4 x 9'0  
Double glazed window to the front elevation, central heating radiator, original storage cupboards with glass fronted display cabinets to either side of the chimney breast.

#### Open Plan Kitchen/Family Room

#### Kitchen

7'8 x 6'4  
Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink drainer unit, mixer taps, space for electric cooker, extractor canopy, tiled splashbacks, double glazed window to the rear elevation, tongue and groove ceilings, space for fridge.

#### Family Room

12'8 x 9'8

Part quarry tiled floor covering, open fire with tiled hearth and surround, central heating radiator, original storage cupboards to either side of the chimney breast, double glazed window and door to

#### Utility Room

9'7 x 6'8

Stainless steel sink drainer unit, plumbing and space for washing machine, double glazed window to rear, wall mounted Worcester boiler, space for tumble dryer, extractor fan, frosted double glazed side access door.

#### W.C.

With low level W.C.

#### Galleried Landing

With double glazed window to the front elevation.

#### Bedroom One

9'7 x 8'7

Double glazed window to the rear elevation, original fire surround with storage cupboards to either side, central heating radiator, views along the river.

#### Bedroom Two

9'4 x 8'9

Double glazed window to the front elevation, original fire surround with storage cupboards to either side, radiator.

#### Family Bathroom

Bath with mixer tap and shower attachment, low level W.C., pedestal wash hand basin, central heating radiator, frosted double glazed window, built in storage cupboards, tongue and groove ceiling.

#### Landing

#### Bedroom Three

16'1 x 9'3

Double glazed window to the side elevation with views along the river, central heating radiator, loft access.

#### Bedroom Four

12'6 x 9'6

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

#### Externally

The property has off road parking, paved pathway leading to front door.

To the rear there is a concrete rear yard overlooking the river providing a pleasant seating area, covered area.

#### Block Built Shed

7'5 x 4'1

#### Agents Notes

The property requires modernisation/refurbishment and is offered for sale with no onward chain.

There is the option to purchase a garden area located nearby by separate negotiation.

#### 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'



2 Reception  
Room/s



4 Bedroom/s



1 Bath/Shower  
Room/s