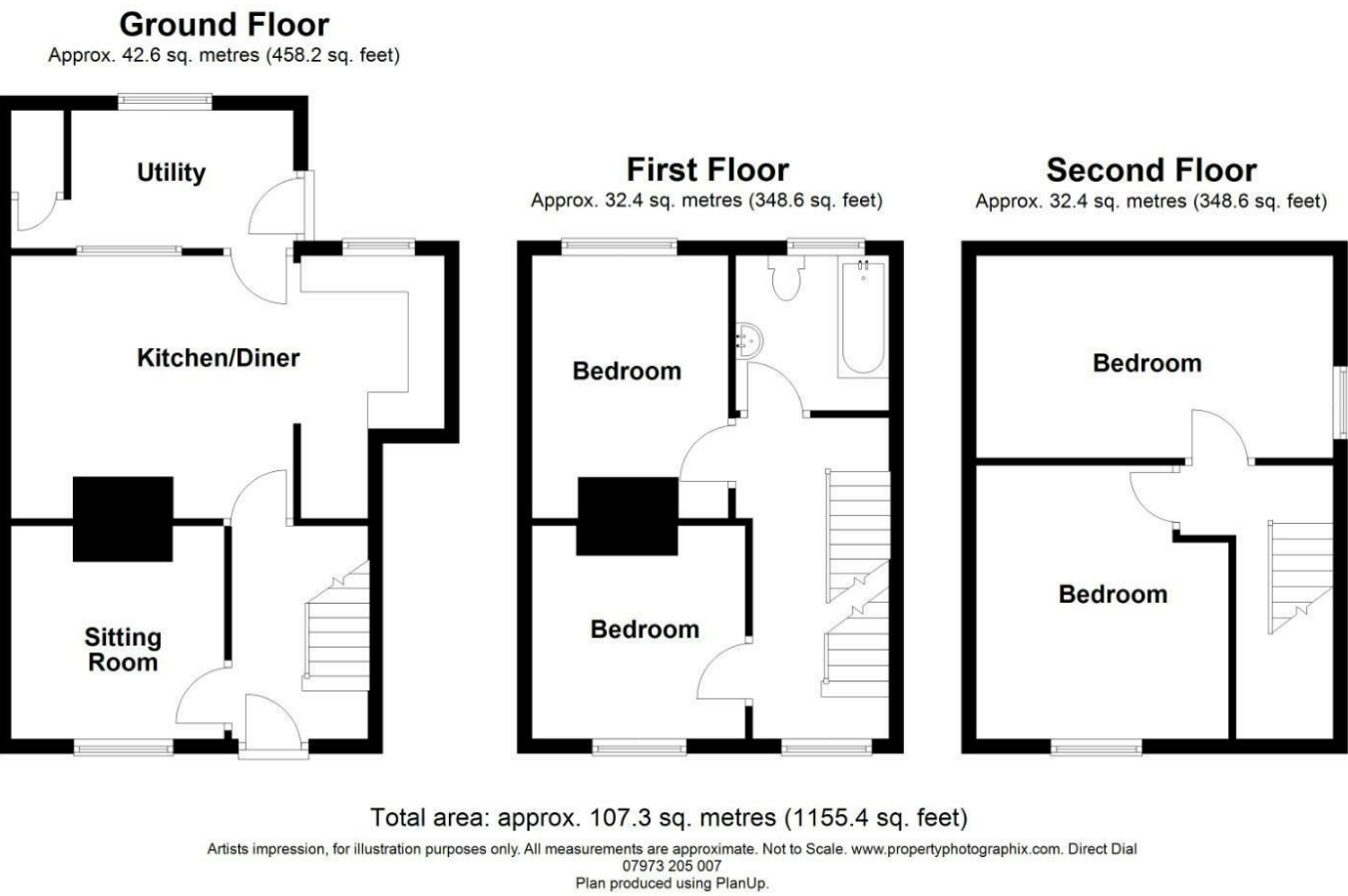


FOR SALE

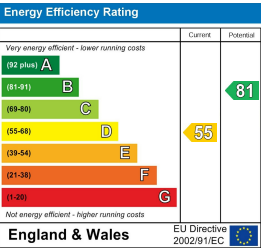
Bronafon, Carno, Caersws, Powys, SY17 5LL



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



Halls 1845

01938 555 552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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FOR SALE

Offers In The Region Of £145,000


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.




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01938 555 552



2 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- 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'

Viewing
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 SY17 5LL

What3Words Reference is lightens.tanks.sizes

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