

FOR SALE

Melbourne House, Bridge Street, Llanfyllin, Powys, SY22 5AU



FOR SALE

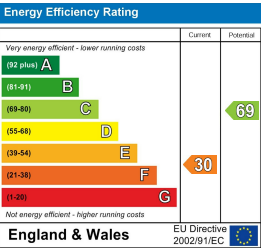
Offers in the region of £140,000

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**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



\*Cash buyers only\*

Situated in the middle of the Llanfyllin this four bedroom Grade 2 listed end of terrace property requires some refurbishment. The property has undergone considerable works already and comprises lounge with stone inglenook fireplace and wood burning stove, exposed wall timbers and ceiling beams, snug, kitchen/diner, landing, three bedrooms and bathroom, second floor master suite that has an open plan double bedroom, dressing room and bathroom. The property has Solar PV panels and has no onward chain.



01938 555 552

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



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2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Four Bedroomed End Terrace Town House
- Period Original Features Throughout
- Requiring Further Refurbishment
- Close to the Amenities in Llanfyllin
- Viewing Advised to Appreciate the Size of the Property
- No Onward Chain

**Timber Entrance Door**  
Leading into

**Lounge**  
14'9 x 9'7  
Large stone inglenook fireplace with inset wood burning stove set on slate hearth, engineered Oak flooring, stairs off, exposed wall timbers and brickwork to one wall, exposed ceiling beams, radiator, fuse board, window to the front elevation. Door down to Cellar Room.

**Snug**  
14'7 x 8'5  
Exposed floorboards, window to the front elevation, exposed ceiling beams, fireplace recess, radiator.

**Kitchen**  
21'4 x 8'5  
Fitted with a range of wall and base units with laminate work surfaces, space for range cooker, tiled floor, exposed brickwork to two walls, window to the rear elevation, one and a half bowl ceramic sink with mixer taps, space for fridge freezer, radiator, access to storeroom which runs along the side of the property with shelving and Worcester gas fired combination boiler.

**Landing**  
With stairs off to Master Suite.

**Bedroom Two**  
maximum measurements 13'0 x 9'5  
Being L shaped, window to the front elevation, exposed floorboards, radiator, understairs storage cupboard.

**Bedroom Three**  
15'6 x 8'2  
Window to the front elevation, exposed floorboards, radiator, exposed brick chimney breast with original grate and slate hearth.

**Bedroom Four**  
maximum measurements 13'3 x 8'6  
Being L shaped, with window to the rear elevation, radiator, exposed chimney breast with original grate and tiled hearth.

**Bathroom**  
Bath with mixer tap and shower attachment, low level W.C., pedestal wash hand basin, walk in corner shower, frosted window to the rear, three storage cupboards, heated towel rail.

**Open Plan Second Floor Master Bedroom Suite**

**Landing Area**  
With shelved recess, radiator.

**Bedroom Area**  
13'4 x 9'4  
Window to the front elevation, exposed stone chimney breast.

**Dressing Area**  
7'7 x 7'6  
Radiator, large storage cupboard.

**Bathroom**  
Part completed, with low level W.C. pedestal wash hand basin, heated chrome towel rail, sash window, bath with provision over for a shower, tiled floor.

**Agents Notes**  
This property is fitted with solar photovoltaic panels and is offered for sale with no onward chain.

**Services**  
Mains electricity, water and gas central heating are connected at the property. None of these services have been tested by Halls.

Street parking

**Local Authority/Tax Band**  
Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001  
The property is in band 'B'

**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

**Directions**  
Postcode for the property is SY22 5AU

What3Words Reference is ///overruns.bandwagon.buckets

**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.hallsrgb.com  
www.rightmove.co.uk  
www.onthemarket.com