

FOR SALE

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

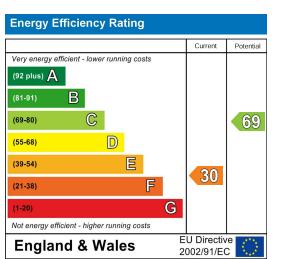
Halls<sup>1845</sup>



**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<sup>1845</sup>

01938 555 552

Welshpool Sales  
14 Broad Street, Welshpool, Powys, SY21 7SD  
E: [welshpool@hallsgb.com](mailto:welshpool@hallsgb.com)



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\*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.



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2 Reception  
Room/s

4 Bedroom/s

2 Bath/Shower  
Room/s

- **Four Bedrommed 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@hallsrb.com](mailto:welshpool@hallsrb.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.hallsrb.com](http://www.hallsrb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)