

FOR SALE

2 Mount View, Llanfechain, Powys, SY22 6XJ



FOR SALE

Offers In The Region Of £215,000

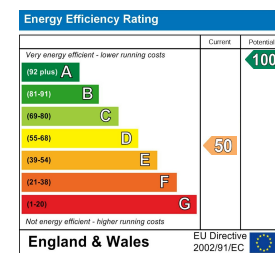
2 Mount View, Llanfechain, Powys, SY22 6XJ

Situated in the popular village of Llanfechain the property provides easy access to local amenities, Welshpool, Oswestry and Llanfyllin. The accommodation comprises garden room, kitchen, lounge, two bedrooms and shower room. The property has lovely far reaching rural views to the rear, off road parking and easily maintained garden. No onward chain.

**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 555 552

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



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Popular Village Location
- 2 Bedroomed Bungalow
- Garden Room
- Easy Maintained Gardens
- Far Reaching Views
- No Onward Chain

**Frosted UPVC Double Glazed Entrance Door**

Leading into

**Garden Room**

With tiled floor, double glazed patio doors to the side elevation, cloaks cupboard, cupboard with plumbing and space for a washing machine, space for fridge freezer.

**Utility**

9'8" x 8'9"

Fitted with a range of wall and base units with laminate roll top work surfaces, stainless steel sink drainer unit, mixer tap, electric hob and oven, wine rack, glass fronted display cabinets, wall mounted electric heater, double glazed window to the rear elevation with countryside views, tiled floor, tiled splash backs, integrated fridge.

**Inner Hallway**

With wood laminate floor covering, wall mounted LPG gas heater, smoke alarm.

**Lounge**

16'1" x 10'4"

Double glazed box bay window to the front elevation, electric feature fire with tiled hearth and decorative surround, wood laminate floor covering, wall mounted electric heater.

**Bedroom One**

10'1" x 9'2"

Double glazed french doors with side windows to the rear elevation with far reaching countryside views, tiled floor, wall mounted electric heater, built in mirror fronted wardrobes.

**Bedroom Two**

13'1" x 7'8"

Double glazed windows to both front and side elevations, wood laminate floor covering, wall mounted electric heater.

**Shower Room**

With walk in electric shower, pedestal wash hand basin, low level W.C., tiled walls, frosted double glazed window to the side elevation, extractor fan, electric towel rail.

**Externally**

To the front the property has stocked borders, off road parking, entrance canopy, courtesy lights, storage cupboard and outside tap.

To the rear there is a gravelled and decked seating area, pond, lawn, stock borders and outside tap.

**Services**

Mains electricity, water, LPG gas fire and electric storage 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 'D'

**Viewings**

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](mailto:welshpool@halls.gb.com)

**Directions**

The postcode for the property is SY22 6XJ

What3words reference is:

decanter.argued.radiates

**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](http://www.halls.gb.com)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.onthemarket.com](http://www.onthemarket.com)