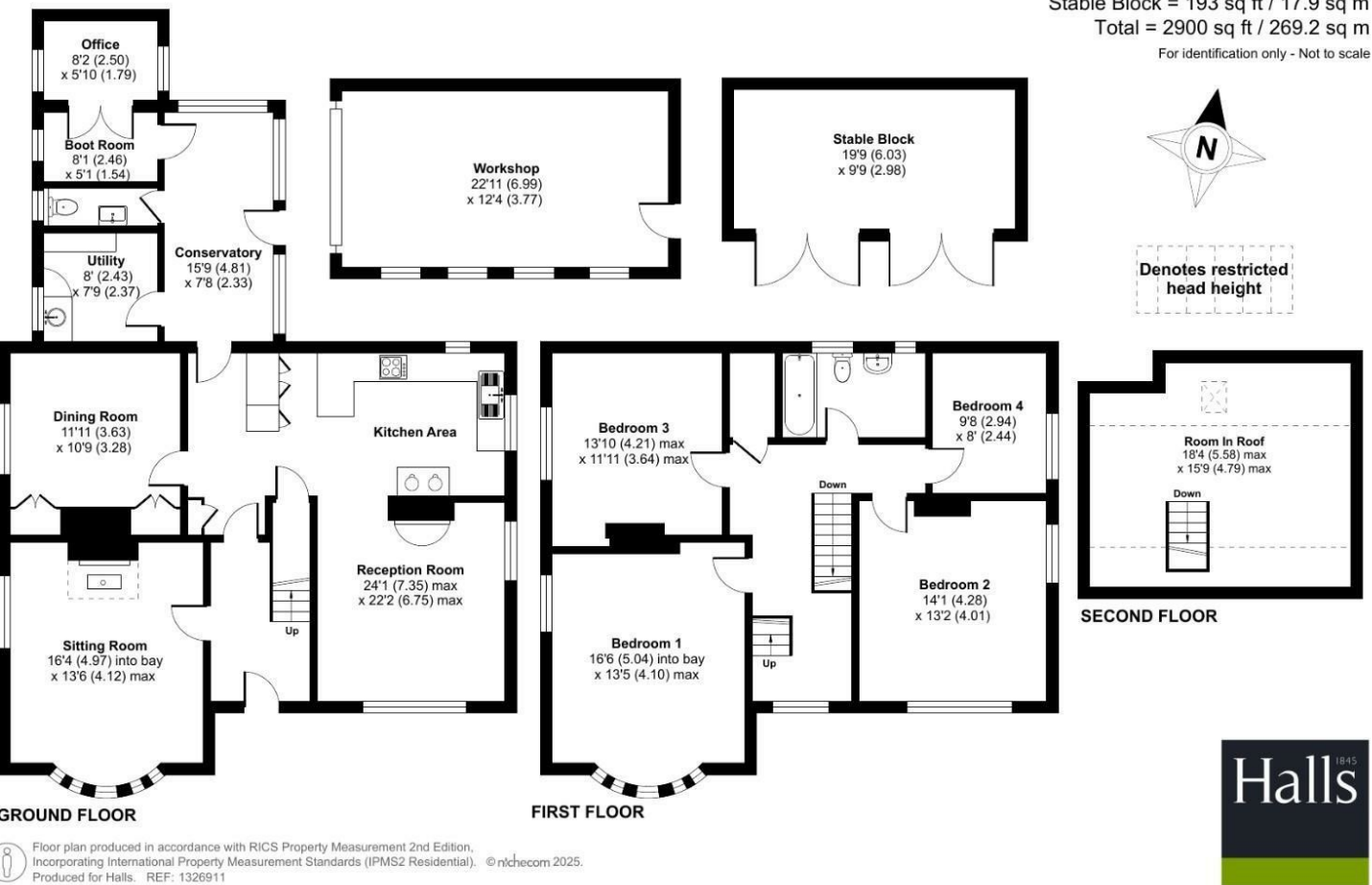


FOR SALE

Llyssun, Llanbrynmair, Powys, SY19 7AA



Approximate Area = 2303 sq ft / 213.9 sq m
Limited Use Area(s) = 121 sq ft / 11.2 sq m
Workshop = 283 sq ft / 26.2 sq m
Stable Block = 193 sq ft / 17.9 sq m
Total = 2900 sq ft / 269.2 sq m
For identification only - Not to scale



FOR SALE

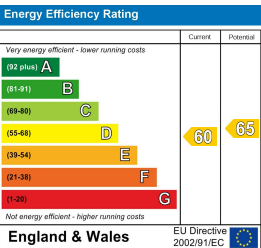
Offers in the region of £410,000

Llyssun, Llanbrynmair, Powys, SY19 7AA

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



Large detached four bedroom family home situated on the edge of Llanbrynmair village with open aspect along the valley to the front of the property. Llyssun benefits from high ceilings, well proportioned rooms, double glazing, large plot and off road parking. The accommodation briefly comprises of three reception rooms, large kitchen/ diner with additional W.C. and study. Viewing is recommended to appreciate the plot and views. The property is fitted with solar panels and Worcester boiler generating hot water. There is a paddock of 0.44 acres along with a double stable block, the paddock is included within the Local Development Plan. It may be possible to build on this field subject to obtaining the necessary planning approval.



01938 555552

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.




hallsgb.com


Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com


01938 555552



3 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- Large four bed detached house
- Completely redecorated both internally and externally
- Beautiful views along the valley
- Outbuildings including workshop and shed
- Fitted with solar thermal panels and Worcester boiler
- Paddock of 0.44 acres included within the Local Development plan for the village

Frosted double glazed entrance door leading into

Entrance Hall
Parquet floor covering, central heating radiator, stairs off.

Lounge
Double glazed bay window to front elevation with far reaching views along the valley, oak flooring, multifuel cast iron stove, polished granite hearth with stone backing, two wall light points, two central heating radiators, television point.

Kitchen/ Diner
Fitted with a range of base units with laminate roll top work surfaces, dual bowl stainless steel sink drainer unit, double glazed windows to both side and rear elevations, tiled floor, space for electric oven and LPG gas hob, extractor fan, breakfast bar, built in storage cupboard, space for fridge freezer, central heating radiator, Rayburn range cooker, under stairs larder cupboard, opening into Dining Room.

Sitting Room
Double glazed windows to both front and side elevations, central heating radiator, oak flooring, picture rail.

Dining Room
Double glazed window to side elevation, built in storage cupboards, picture rail.

Conservatory
Double glazed windows to side and rear elevations, double glazed access door to rear, central heating radiator.

Utility Room
Belfast sink, plumbing and space for washing machine and tumble dryer, space for fridge freezer, double glazed window to side elevation, heating timer controls.

W.C.
Refitted low level W.C., wash hand basin, frosted double glazed window to side elevation, radiator.

Study
Double glazed windows to both side elevations.

Landing
Double glazed window to front elevation, central heating radiator, stairs to Attic Room, airing cupboard with solar hot water tank.

Bedroom One
Double glazed bay window to front elevation with views along the valley, double glazed window to side elevation, central heating radiator.

Bedroom Two
Double glazed windows to front and side elevations, central heating radiator.

Bedroom Three
Double glazed windows to side elevation, central heating radiator.

Bedroom Four
Double glazed window to side elevation, central heating radiator.

Bathroom
Refitted white suite comprising of dual end bath with shower over, low level W.C., pedestal wash hand basin, central heating radiator, frosted double glazed windows to rear elevation, tiled walls.

Externally
To the front, the property is approached by a gated entrance to gravelled driveway/parking with outside tap, large shed (21'9 x 11'6), large lawn and paved covered seating area with open aspect along the valley. To the side, there is a further seating area, lawned area and vegetable garden area. To the rear, there is an oil tank, workshop with double doors with power and light (22'8 x 12'7), woodstore and greenhouse.

Agents Notes
The property is fitted with solar panels and Worcester boiler generating hot water. There is a paddock of 0.44 acres along with a double stable block, the paddock is included within the Local Development Plan. It may be possible to build on this field subject to obtaining the necessary planning approval. There is a static caravan to the rear of the property that is currently used as a chicken run and for storage.

Services
Mains electricity, water, drainage and oil 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 'F'

Directions
Postcode for the property is SY19 7AA

What3Words Reference is carry.breeze.delved

Viewings
Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Anti Money Laundering Checks
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Websites
Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com