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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.



01938 555552

Welshpool Sales  
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## Tegfan Castle Caereinion, Welshpool, SY21 9AS

Situated in the village of Castle Caereinion on a corner plot this two bedroom bungalow comprises entrance hall, lounge, kitchen/diner, conservatory, bed 3 / study, two double bedrooms and bathroom. The property has double glazing, oil fired central heating, off road parking to front with additional parking to the rear, covered storage area, car port and generous garage/workshop with W.C.. Private shared septic tank. No onward chain.





- **Detached Two Bedrooomed Bungalow**
- **Popular Village Location**
- **Conservatory Looking Out Over the Garden**
- **Single Garage and Workshop Area**
- **Pleasant Gardens with Gated Access**
- **No Onward Chain**

#### **Frosted Double Glazed Entrance Door**

Leading into

#### **Entrance Hall**

With radiator, cupboard housing Grant oil fired boiler, heating timer controls, with loft access point with drop down ladder.

#### **Lounge**

20'1" x 13'3"

Wall mounted electric feature fire with slate tiled surround, slate hearth, television shelf, three wall light points, glazed patio doors to the front elevation, double glazed window to the side elevation, two radiators, glazed door to

#### **Kitchen/Breakfast Room**

17'8" x 8'8"

Fitted with a range of Oak fronted wall and base units, electric hob and double oven, plumbing and space for washing machine, one and a half bowl sink drainer unit with mixer tap, extractor canopy, integrated fridge/freezer, two shelved pantry cupboards. Tiled splashbacks, double glazed window to the Conservatory, radiator, telephone point, double glazed door leading into

#### **Conservatory**

17'0" x 8'9"

Being of an unusual shape, double glazed window to the side elevation, double glazed side access door, radiator, wood laminate floor covering, wall light point.

#### **Side Hallway**

Frosted double glazed door to the front elevation with side windows, tiled floor, radiator, two storage cupboards, door to Garage, door to Study.

#### **Study**

maximum measurements 10'8" x 8'0" Being L shaped, double glazed window to the front elevation, storage cupboard, shelving, desk and radiator.

#### **Bedroom One**

12'1" x 10'4"

Double glazed window to the front elevation, two built in storage cupboards, radiator.

#### **Bedroom Two**

11'8" x 10'4"

Double glazed window to the side elevation, three built in storage cupboards, radiator.

#### **Bathroom**

Fitted with a four piece suite, comprising jacuzzi bath with mixer tap, large walk in double electric shower, wash hand basin set on vanity unit with storage cupboard, low level W.C., frosted window to Conservatory, extractor fan, recessed spotlights, storage cupboard.

#### **Garage**

25'1" x 13'8"

With power and light, fitted with a range of wall and base units with laminate work surfaces and double glazed window to the side elevation. Up and over door.

#### **Workshop Area**

#### **W.C.,**

With low level W.C..

#### **Externally**

The property is sited on a corner plot with gated tarmacked off road parking, Carport, courtesy light, wrap around lawn, established trees and shrubs, paved pathway leading to front door.

To the rear there is a further parking area, potting shed, covered storage areas, metal oil tank, outside tap and Single Garage.

#### **Agents Notes**

This property is offered for sale with no onward chain.

#### **Services**

Mains electricity, water and oil central heating are connected at the property. Private shared septic tank. 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@hallsbg.com

#### **Directions**

Postcode for the property is SY21 9AS

What3Words Reference is //amplifier.handfuls.reminder

#### **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.hallsbg.com](http://www.hallsbg.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)