

FOR SALE

Swn Y Coed, Abermule, Montgomery, Powys, SY15 6NL

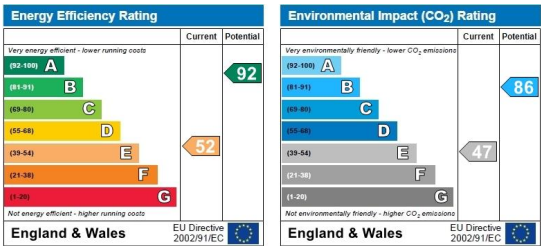


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Energy Performance Ratings



01938 555 552

Welshpool office:
Old Coach Chambers, 1 Church Street, Welshpool, SY21 7LH
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FOR SALE

Price £395,000

Swn Y Coed, Abermule,
Montgomery, Powys, SY15 6NL

A well presented, spacious 4/5 bedroom bungalow situated in a quiet and private setting on a generous plot extending to approximately 6 acres of land.

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FOR SALE

Newtown 4.5 miles, Welshpool 11 miles, Shrewsbury 30.8 miles
(All distances are approximate)



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- Individually Designed Bungalow
- 4/5 Bedrooms
- 2 Reception Rooms & Conservatory
- Approx. 6 acres
- Riverside Seating Area
- Private & Quiet Location

DESCRIPTION

Swn Y Coed is an individually designed 4 bedroom detached bungalow situated on a generous plot extending to approximately 6 acres, of which 1 acre comprises landscaped gardens. The property is situated in a quiet, private setting adjoining the River. The accommodation comprises Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Utility Room, Conservatory, Dining Room, Master Bedroom with En-Suite Shower Room, 3 Further Bedrooms, Bedroom 5/Study and Family Bathroom. The property benefits from a double garage, ample parking and turning space and beautiful landscaped gardens.

SITUATION

The property is situated in the popular, rural village of Abermule within walking distance of the range of basic facilities including a village shop, primary school and Public House.

THE DIRECTIONS

From Welshpool town centre proceed out on Berriew Street and at the roundabout take the 3rd exit onto A483 Newtown road. Continue for approximately 9 miles and turn left onto the B4386 into the village of Abermule turn left and continue past the school and shop turning left continuing on the B4386, turn left after the level crossing passing a row of houses on the left. Turn right (following the Hall's direction arrow) and continue to the end of the road where the property will be observed on the right hand side.

The internal accommodation in more detail comprises;

Frosted double glazed entrance door leading into

ENTRANCE PORCH

With door into Entrance Hall.

ENTRANCE HALL

With doors off to Kitchen and Sitting Room.

SITTING ROOM

5.51m x 4.32m (18'1 x 14'2)
With cast iron multi-fuel stove set on a quarry tiled hearth with brick surround and Oak mantle, coved and textured ceiling, radiator, deep double glazed bay window to side elevation overlooking the River, television point, double doors opening into Dining Room.

KITCHEN/BREAKFAST ROOM

6.25m max x 2.79m max (20'6 max x 9'2 max)
With range of pine fronted base and wall units, laminate roll top work surfaces, one and half bowl sink drainer unit, extractor canopy, tiled splash backs, tiled floor to kitchen area, glass fronted display cabinets, integrated fridge freezer, radiator, breakfast bar. Door to Airing Cupboard.

UTILITY HALLWAY

With storage cupboard, space for freezer, quarry tiled floor. Doors to WC, utility and conservatory.

WC

With wall mounted wash hand basin, low level WC, quarry tiled floor, frosted double glazed window.

UTILTY ROOM

3.48m x 1.35m (11'5 x 4'5)
With stainless steel sink drainer unit, wall and base units, space and plumbing for washing machine and dishwasher, space for tumble dryer, radiator, double glazed window to side elevation, quarry tiled floor, oil fired central heating boiler.

CONSERVATORY

6.50m x 3.58m (21'4 x 11'9)
With double glazed windows to side and rear elevations overlooking the rear garden and River, tiled floor, multi-fuel stove with brick surround and Oak mantle, wall light points, television point.

DINING ROOM

4.14m X 2.36m (13'7 X 7'9)

With double glazed window to side elevation, radiator, coved and textured ceiling, double glazed French doors leading into Conservatory.

HALLWAY

With Oak floor, radiator, double glazed French opening onto front gravelled area, recessed spotlights. Doors off to Bedrooms and Bathroom.

MASTER BEDROOM

4.19m x 3.20m (13'9 x 10'6)
With range of built-in wardrobes with bedside drawer units, double glazed window to side elevation, radiator, access to loft space. Door to

EN-SUITE

With walk-in shower, pedestal wash hand basin, low level WC, frosted double glazed window, part tiled walls, radiator, extractor fan.

BEDROOM 2

3.38m x 3.15m (11'1 x 10'4)
With two double glazed windows to side elevation, radiator.

BEDROOM 3

2.90m x 2.03m (9'6 x 6'8)
With double glazed window to side elevation, radiator, built-in wardrobe.

BEDROOM 4

4.47m x 3.35m (14'8 x 11'0)
With double glazed windows to rear elevation, radiator, built-in wardrobes.

BEDROOM 5/STUDY

2.95m x 2.13m (9'8 x 7'0)
Accessed from entrance hall, With two double glazed windows to front and side elevations, radiator.

FAMILY BATHROOM

With walk-in shower, pedestal wash hand basin, low level WC, panelled bath, tiled floor, tiled splash backs, radiator, frosted double glazed window to side elevation, extractor fan.

OUTSIDE

To the front is a gravelled parking and turning area, double garage with up and over door, external light. To the rear is a paved barbeque area, lawn with well stocked borders to the side and a lower lawn area with riverside eating area. Shed. A slope leads up to a further lawned area, again with well stocked borders. Play area. Woodland. Oil tank. The plot extends in total to approximately 6 acres, Approximately 5 acres of sloped woodland and 1 acre of landscaped gardens.

SERVICES

Mains water, mains electricity, private drainage and oil fired heating are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS.Telephone: (01938) 552 828

TAX BANDING

The property is in band 'F'.

VIEWING

Strictly by appointment only with the selling agents Halls, Old Coach Chambers, 1 Church Street, Welshpool, Powys, SY21 7LH. Tel No: 01938 555552 Email: welshpool@hallsgb.com

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 coming into force 26th June 2017). Appropriate examples: Passport and/or Photographic Driving Licence and a recent Utility Bill.

WEBSITE

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www.hallsgb.comwww.rightmove.co.ukwww.onthemarket.com