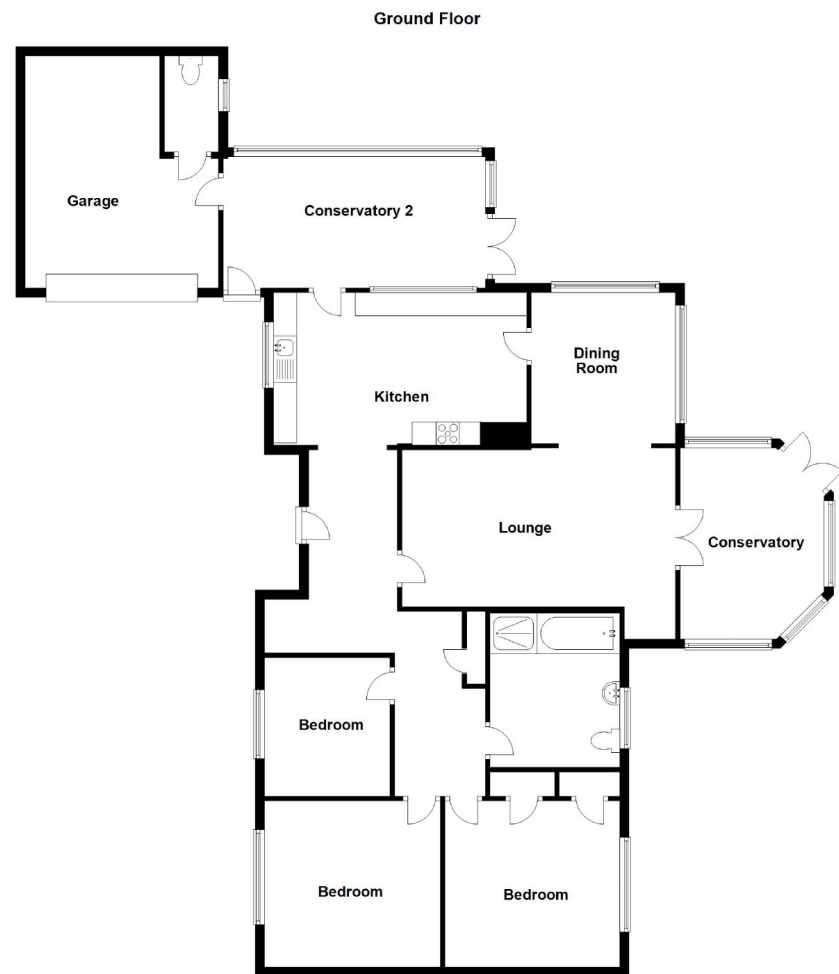


Copper Top, 7 Hawthorn Drive, Llandyssil, Powys, SY15 6LX



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



**FOR SALE**

Asking price £245,000

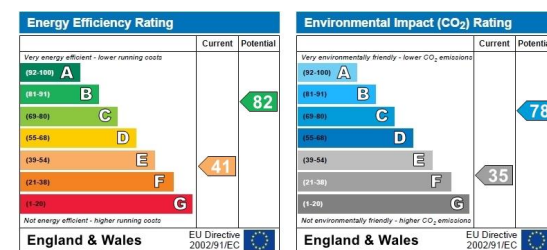
Copper Top, 7 Hawthorn Drive, Llandyssil, Powys, SY15 6LX

A large, well presented 3 bedroom detached bungalow situated on a generous plot with 2 conservatories, large workshop, single garage. The property benefits from oil fired central heating, UPVC double glazing. Convenient location being 2 miles from Montgomery, 7 miles from Newtown and 7 miles from Welshpool situated in a central location in the middle of the village.

**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 Ratings**



**01938 555 552**

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

2 Reception  
Room/s

3 Bedroom/s

1 Bath/Shower  
Room/s

- Central location in the middle of the village
- Oil fired central heating
- UPVC double glazing
- Large Workshop with power and light
- Open fire in lounge
- Range Master 110 Double Oven

**Accommodation is as follows:**

Frosted double glazed entrance door leading into

**Entrance Hall**

2 central heating radiators, telephone point, electric meters, loft access with drop down ladder, airing cupboard

**Lounge**

5.64m x 4.04m (18'6 x 13'3)

Open fire with stone surround and hearth, TV display shelf, TV point, central heating radiator, coved ceiling, double glazed doors to conservatory, opening in to dining room

**Conservatory**

3.38m x 3.05m (11'1 x 10')

Tiled floor, double glazed windows to 3 elevations, double glazed french doors leading out onto the rear garden

**Dining Room**

3.05m x 2.97m (10'0 x 9'9)

Oak floor, double glazed windows to both side and rear elevations, central heating radiator, coved ceiling

**Kitchen**

4.39m x 3.05m narrowing to 2.59m (14'5 x 10'0 narrowing to 8'6)

Fitted with a range of wall and base units, laminate roll top work surfaces, 1 ½ bowl sink drainer unit, space for fridge freezer, plumbing and space for washing machine. Range Master 110 double oven with 4 ring hob, hotplate and griddle, extractor canopy, recessed spotlights, double glazed windows to both front and side elevations, heating controls, tiled splash backs, access door to

**Conservatory**

5.59m x 2.74m (18'4 x 9'0)

Double glazed french doors to rear garden, access door to garage, frosted double glazed door to the front of the property, central heating radiator

**Bedroom 1**

3.78m x 3.73m (12'5 x 12'3)

Double glazed window to the rear elevation, central heating radiator, 2 built in wardrobes, television point, telephone point

**Bedroom 2**

3.73m x 3.53m (12'3 x 11'7)

Double glazed window to the front elevation, central heating radiator

**Bedroom 3**

2.92m x 2.74m (9'7 x 9'0)

Double glazed window to the front elevation, central heating radiator

**Bathroom**

2.87m x 2.64m (9'5 x 8'8)

Fitted with a 4 piece suite comprising large walk in electric shower, low level WC, bath, pedestal wash hand basin, part tiled walls, central heating radiator, frosted double glazed window to the rear elevation

**Externally**

To the front, the property has off road parking for 4 cars, lawned area, well stocked borders, oil tank, single garage with up and over door. Garage measures 16'4 x 13'1, frosted double glazed window to the side elevation, oil boiler and WC housing low level WC.

The rear garden has raised beds for ease of maintenance, stocked with a variety of trees, shrubs and flowers. Pedestrian access gate, gravelled area, decked seating area. Workshop measuring 32'6 x 17'4 with power and light and double doors providing easy access.

**Services**

It is understood that mains electricity, water and drainage are connected to the property. None of these services has been tested by Halls

**Viewings**

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

**Directions**

Proceed out of Welshpool on A483 in the direction of Newtown. After about 6 miles turn left (just after Garthmyl) turn left onto B4385. Turn right and stay on B4385. Follow the signs to Llandyssil, continue into the village where Hawthorn Drive will be observed on the right hand side and the property will be seen after a short distance on the left hand side, identified by way of a Halls For Sale Board

**Local Authority/Council Tax Band**

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS Telephone (01938) 552828

The property is in Band 'E'

**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.

**Website**

Please note all of our properties can viewed on the following websites:

www.hallsgb.com  
www.rightmove.co.uk  
www.onthemarket.com