

MORRIS MARSHALL POOLE

Brodawel, Church Lane

Llansantffraid, Powys, SY22 6AP

Offers in the region of: £265,000

Brodawel is an individual detached bungalow with spacious proportions offered to the market with No Forward Chain, having UPVC Double Glazing and Oil Central Heating. The property occupies a stand alone slightly elevated plot with wrap around gardens and grounds which are easy to maintain. The property would benefit from a scheme of modernisation and general upgrading allowing prospective purchasers to make their own mark.

The bungalow is approached through a spacious Reception Hall. To the front there is a light filled dual aspect Lounge with a large picture window to the front and a dressed stone fireplace. The generous Kitchen/Dining Room is well fitted with a range of Oak fronted wall and base units, together with a peninsular island/breakfast bar and integrated appliances of refrigerator, oven and hob together with an acrylic 1½ bowl sink. From the Dining Area patio doors lead out onto the side garden. Beyond the Kitchen is a Utility Room complete with Cloakroom having a W.C. and the oil fired central boiler. The Utility Room has plumbing for a washing machine together with a range of units, stainless steel sink and external door leading out.

There are 4 Bedrooms together with a tiled Bathroom having a 3 piece suite, there is also a separate shower cubicle with electric shower.









- An Individual Detached Bungalow
- UPVC Double Glazed, Oil Central Heating, No Forward Chain
- Lounge with dual aspect and feature stone fireplace, Spacious Kitchen/Dining Room with Integrated Appliances and Adjacent Utility and W.C.
- Spacious 4 Bedroom Accommodation with Principle Bathroom and separate shower
- Large L' Shaped Garage/Workshop, Gated Driveway Parking
- Side Lawn Garden with rear paved terrace and vegetable beds
- Popular Location of a well equipped Village
- Convenient Commuter Territory of Welshpool, Oswestry and Shrewsbury
- Energy Efficiency Rating: 40 (E) (Expires: 03/07/2035)







OUTSIDE

The property is approached through a double gated driveway to off-road parking. An up and over door gives access to the 'L' Shaped Garage and Workshop. A paved pathway leads to entrance door and continues to the side and rear of the property where there is a paved garden with Greenhouse and oil storage tank, together with several raised vegetable beds. The principle gardens lie to the further side of the property, featuring a range of mature trees together with a level lawn and surrounding shrubbery.

SERVICES

Mains electricity, Water, Drainage, Oil fired central heating. N.B. The services, appliances and flues have not been tested and no warranty is provided with regards to their condition.

COUNCIL TAX

Band 'E' (Powys County Council).

TENURE

Freehold.

DIRECTIONS

From Welshpool travel north on the A483 for Oswestry. On reaching the roundabout at Four Crosses take the B4393 for Llansantffraid. On reaching the village continue past the Esso Petrol Station and turn right into Church Lane where the property will be located at the top of the lane.

What3words://undercuts.shunts.quantity

LAND REGISTRY NUMBER WA918500

VIEWING & NEGOTIATIONS

All interested parties are respectfully requested to communicate directly with the Selling Agents.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill. A fee of £36 per person will be payable.

MORTGAGE SERVICES

Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

FLOOD RISK (PER NRW)

Flooding from rivers - very low risk - risk less than 0.1% chance each year.
Flooding from the sea - very low risk - risk less than 0.1% chance each year.
Flooding from surface water and small watercourses - very low risk - risk less than 0.1% chance each year.

BROADBAND AND MOBILE SIGNAL

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

































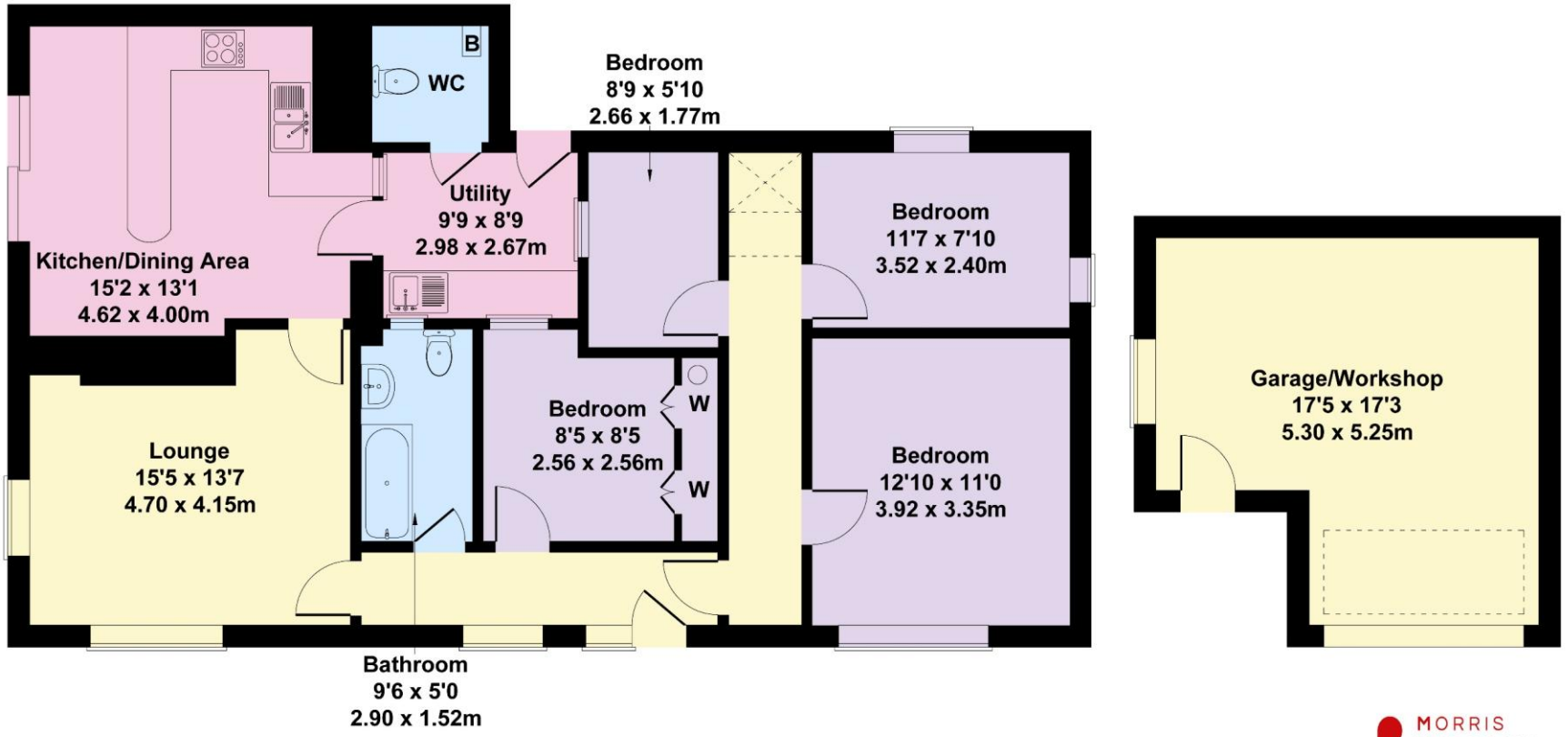




FLOORPLANS

Brodawel, Llansantffraid

Approximate Gross Internal Area
1367 sq ft - 127 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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