

Ref: 0mae12

18 Maes Y Celyn, Guilsfield, Welshpool, SY21 9BL

An attractive modern 3 Bedroom, 2 Bathroom Detached House with a large rear garden. Situated in a sought after location overlooking Granllyn Pool, which is a Woodland Trust Site of Special Scientific Interest and a Special area of Conservation.

Welshpool 3 miles, Newtown 17 miles, Shrewsbury 20 miles, Dolgellau in Snowdonia National Park 40 miles



A most attractive modern detached house believed to have been built around the mid 1990's of cavity wall brick construction under a slate roof, accommodation as follows:

Ground Floor: Entrance Hall, Cloakroom, Bedroom 3/Study, Sitting Room, Kitchen/Dining Room, Utility Room, Store Room and Conservatory. **First Floor:** Master Bedroom with En Suite Bathroom, Double Bedroom and Family Bathroom. (EER: C).

Locality – Within walking distance of the village of Guilsfield which has a church, primary school, community centre, football club, pubs, doctors surgery, convenience store and post office. There is also a bus stop 135 yards away, at the entrance to Maes Y Celyn cul-de-sac. Granllyn Pool, a Woodland Trust Site, lies to the rear of the property. It is a site of Special Scientific Interest and Special area of Conservation, home to a colony of great crested newts. There is a shallow lake, permissive footpaths and a section of boardwalk along the lakeside for recreational use. Also just north of the village, Gaer Fawr Wood, 74 acres of woodland, offering a network of paths and an Iron Age fort. For extensive town facilities Welshpool is only 3 miles away. Further information on page 5.

Price Guide: £230,000 No Onward Chain

THE ACCOMMODATION:

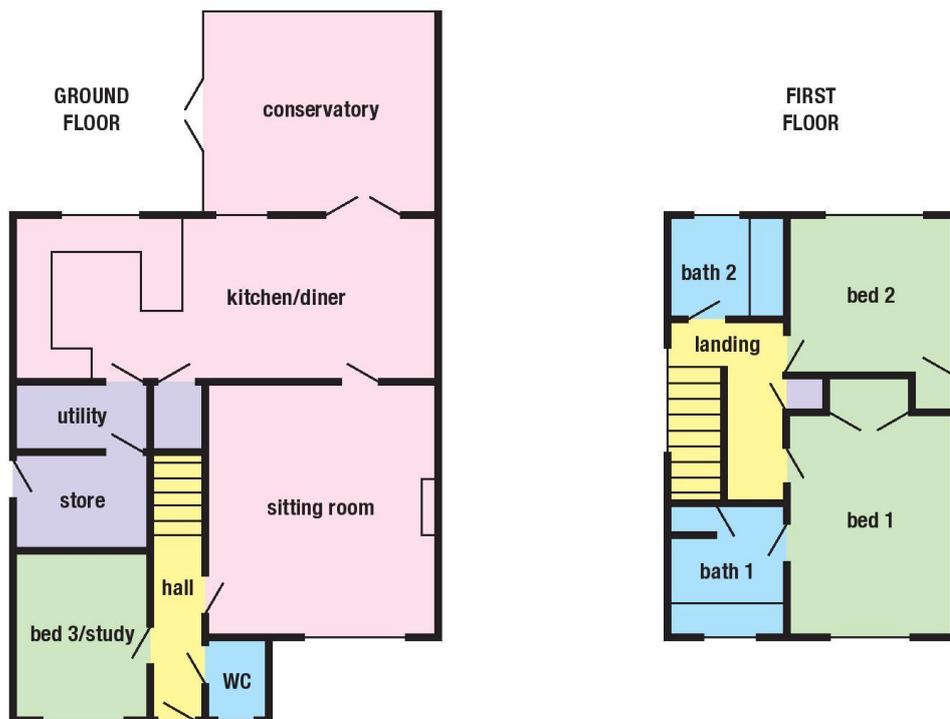
uPVC double glazing and gas central heating.

Ground Floor –

- ENTRANCE HALL:** 12'8" x 3'5". Half glazed front door leads into the entrance hall. Staircase to the first floor, doors off to the Cloakroom, Sitting Room and Bedroom 3/Study:-
- CLOAKROOM:** 4'8" x 2'9". Wash hand basin with tiled splashback and mirror over, low level W.C. Window to the front.
- BEDROOM 3/STUDY:** 10' x 8'. Range of shelving, window to the front aspect.
- SITTING ROOM:** 15' x 12'1". Fireplace with timber mantle and surround housing a gas fire. Window to the front. Door to the kitchen/dining room.
- KITCHEN/DINING ROOM:** 25' x 9'10". Range of light oak wall and base units with granite effect work surfaces over. Integral fridge, stainless steel sink with mixer tap. Tiled splashbacks. Built in oven and gas hob, concealed extractor fan. Tiled floor to the kitchen area and oak effect flooring to the dining area. Window to the rear, further window from the dining area looking into the conservatory. French doors to the conservatory. Store cupboard. Door to the entrance hall and door to the utility room and store room.
- UTILITY ROOM:** 7'7" x 3'11". Plumbing for a washing machine and tumble dryer. Door to the store room.
- STORE ROOM:** 7'5" x 7'2". Side door to the garden.
- CONSERVATORY:** 13'11" x 12'. Accessed from the dining area, windows on two sides, and French doors to the side aspect. Oak effect flooring. Pitched roof with ceiling fan.

First Floor –

- L SHAPED LANDING:** 6'1" x 3'1" and 8'9" x 2'9". The staircase from the entrance hall leads up to an L shaped landing with window to the side aspect. Airing cupboard, doors to:-
- MASTER BEDROOM:** 14'2" x 8'11". Built in wardrobes, window to the front. Door to the en suite bathroom.
- EN SUITE:** 8'10" x 7'. White suite comprising pedestal wash hand basin, bath, tiled splashbacks, low level W.C. Linen cupboard, wood effect flooring, extractor fan, window to the front aspect.
- BEDROOM 2:** 9'10" x 9'6". Built in wardrobe. Wood effect flooring. Window to the rear which overlooks the Woodland Trust Site.
- FAMILY BATHROOM:** 6'4" x 6'2". Cream suite comprising wash hand basin, bath with shower over and folding shower screen, low level W.C. Lino flooring, half tiled walls, extractor fan, window to the rear.



THE APPROACH:

The property is located at the end of a cul-de-sac in a sought after residential area.

GARDENS:

To the front, there is off road parking for two cars alongside which there is an attractive border of mature shrubs. A pathway leads around to the rear garden where there is a timber garden shed. Accessed from the conservatory and the path alongside the house, there is a patio which leads on to an area of lawn from where steps leads down to a large expanse of lawn which is well screened by many decorative shrubs and trees. At the end of the lawn there is a further area which is in need of some clearance, but which once cleared, would make an ideal viewing point across the adjoining Woodland Trust site.

SERVICES: We understand that the property is connected to mains water, mains electricity, mains gas and mains drainage. Telephone (BT) has been disconnected but should be available to purchasers subject to the usual reconnection and transfer arrangements.

COUNCIL TAX: We are informed that the property is within Council Tax Band "E". (Powys County Council).

FIXTURES & FITTINGS: Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY: The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

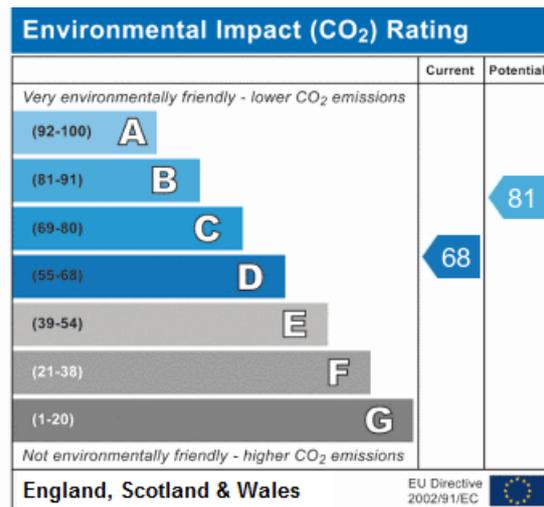
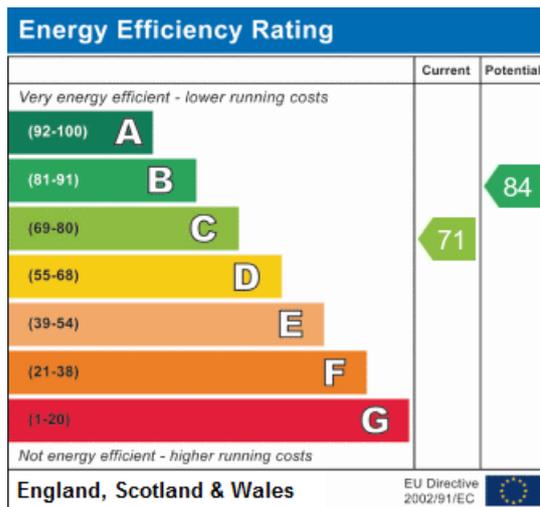
TENURE & POSSESSION: We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING: By appointment with **PROFILE HOMES**



Tel: 01550 777790
Email: contact@profilehomes.com
Website: www.profilehomes.com

ENERGY PERFORMANCE FIGURES:



THE LOCALITY:

Welshpool is about 3 miles away, a busy market town in a low lying area by the River Severn and Montgomery Canal, a branch of the Shropshire Union Canal. The town provides good amenities, with a selection of shops including supermarkets and grocery stores, twice-weekly market in the town hall, leisure centre with swimming pool, primary and secondary schools, library, museum, post office, medical centre, dentist, veterinary practice, community hospital, pubs and restaurants. The town is well served by the A483, A458 and A490 roads, and has a railway station on the Cambrian Line with services to Shrewsbury (linking to Birmingham) in the east and to Aberystwyth on the west coast. A small, modern structure serves the line now, but the grand, chateau-style, Victorian station building is still here, home to a mill shop and café. There are regular bus services to Shrewsbury and Newtown, as well as a National Express coach service to London. The Welshpool & Llanfair Light Railway is popular with visitors, and the canal is also a town attraction with narrow-boat trips available along the peaceful stretch of navigable waterway. There is a nature reserve at the edge of town, and the River Severn is always of interest for anglers, walkers and bird-watchers – the longest river in Britain (220 miles) rising on the high slopes of the Plynlimon range in the Cambrian Mountains to the west.

Traditionally serving a wide agricultural community, Welshpool has one of the largest livestock markets in Europe, and also has an industrial estate with a variety of small businesses. There are interesting places to see along the narrow streets including timber-framed 16th Century buildings, the restored octagonal cockpit (still in its original central site), and the wharf and aqueduct. The main visitor attraction, Powis Castle & Garden, is at the edge of town (see below), and Welshpool Golf Course is on the outskirts.

Powis Castle & Garden is within walking distance of the town. The distinctive 13th Century red sandstone castle is most impressive, dramatically set on a hilltop overlooking the River Severn with beautiful far reaching views. The abundant, world famous gardens are terraced against the steep hillside below, with Italian and French styles, high walls, statues, huge clipped yew trees, orangery, aviary, and parkland. Originally built by Welsh princes, the property is home to the Earls of Powis and managed by the National Trust, having a fine collection of art and furniture and a museum housing treasures brought home by Clive of India.

Newtown is about 17 miles away, a sizeable market town in a lovely valley setting on the banks of the river Severn. The town was actually founded in the late 13th Century and grew in the 18th and 19th Centuries around the woollen industry, especially flannel. Today it is a regional centre for mid Wales with an established business community, good shopping amenities, markets, primary and secondary schools and college, museums and galleries, leisure centre, theatre/cinema, library, and golf course, as well as riverside walks and a nature reserve. Newtown's railway station is on the Shrewsbury to Aberystwyth line. Pryce Jones, the world's first mail order business, was founded here, and Robert Owen, social reformer and founder of the Co-operative movement, is the town's most famous son. The WH Smith company also began here.

NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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