

Ground Floor
 Approx. 38.9 sq. metres (418.9 sq. feet)

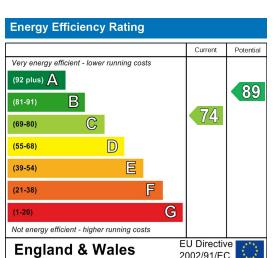
First Floor
 Approx. 37.2 sq. metres (400.1 sq. feet)


Total area: approx. 76.1 sq. metres (819.0 sq. feet)

Artist's impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
 Plan produced using PlanUp.

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 Rating

01938 555552

Welshpool Sales
 14 Broad Street, Welshpool, Powys, SY21 7SD
 E: welshpool@hallsgb.com


 Regulated by RICS
OnTheMarket.com

 APPROVED CODE
 TRADINGSTANDARDS.UK

48 Mortimer Road, Montgomery, Powys, SY15 6UP

Situated in the popular town of Montgomery this three bedroom detached house has 6 years remaining on the NHBC certificate. This modern property comprises entrance hall, W.C. / Utility, lounge, kitchen/diner, three bedrooms and four piece bathroom. The property has off road parking for 2 cars, double glazing, LPG gas fired central heating, pleasant enclosed rear garden with a number of raised beds and storage shed. Great location, viewing advised. Subject to a section 106 agreement.



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- **Modern Detached Property**
- **Three Bedrooms**
- **LPG Central Heating**
- **Viewing Recommended**
- **Popular Town Location**
- **Quiet Cul Du Sac Position**

Entrance Hall

With wood laminate floor covering, stairs off, central heating radiator, smoke alarm.

W.C./Utility

With low level W.C., pedestal wash hand basin, heated chrome towel rail, tiled floor, frosted double glazed window to the front elevation, plumbing and space for washing machine, space for freezer, recessed spotlights, extractor fan.

Lounge

maximum measurements 14'9 x 11'5
Being L shaped, double glazed sash window to the front elevation, wood laminate floor covering, television point, telephone point, central heating radiator, opening into

Kitchen/Dining Room

14'9 x 11'0

Fitted with a range of wall and base units with quartz worktop, electric hob and oven, extractor canopy, inset one and a half sink unit, tiled splashbacks, tiled floor, central heating radiator, double glazed sash window to the rear elevation, integrated fridge freezer, recessed spotlights, smoke alarm, double glazed rear door.

Landing

With loft access, double glazed sash window to the side elevation, central heating radiator, cupboard housing combination boiler.

Bedroom One

11'6 x 8'9

Double glazed sash window to the front elevation, central heating radiator.

Bedroom Two

11'1 x 8'0

Double glazed sash window to the rear elevation.

Bedroom Three

8'1 x 6'9

Double glazed sash window to the front elevation, central heating radiator.

Bathroom

Fitted with a white four piece suite comprising bath with mixer tap, low level W.C., walk in corner shower, pedestal wash hand basin, heated chrome towel rail, recessed spotlights, extractor fan, frosted double glazed sash window to the rear elevation, storage cupboard.

Externally

To the front the property has tarmacked off road parking for two cars, well stocked borders, gravelled area, entrance canopy and pedestrian access gate to the rear and courtesy light.

To the rear there is a patio seating area, lawned area, LPG gas tank, outside tap, shared courtesy light, raised flower beds with enclosed timber fencing surround.

Services

Mains electricity, water and LPG central heating are connected at the property. 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'

Viewing

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 SY15 6UP

What3Words Reference is: [roadways.atlas.remix](https://what3words.com/roadways.atlas.remix)



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s