

FOR SALE

48 Mortimer Road, Montgomery, Powys, SY15 6UP



Total area: approx. 76.1 sq. metres (819.0 sq. feet)  
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.



FOR SALE

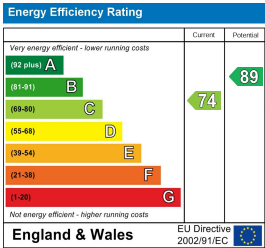
Offers in the region of £290,000

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**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



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.




01938 555552


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




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1 Reception  
Room/s

  
3 Bedroom/s

  
1 Bath/Shower  
Room/s



- 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@halls.gb.com

**Directions**  
Postcode for the property is SY15 6UP

What3Words Reference is: roadways.atlas.remix

**Anti Money Laundering Checks**  
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**Websites**  
Please note all of our properties can be viewed on the following websites:  
[www.halls.gb.com](http://www.halls.gb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)