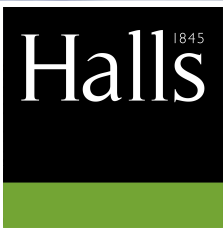


FOR SALE

9 Dol Y Felin, Abermule, Montgomery, Powys, SY15 6BB



Total area: approx. 127.1 sq. metres (1368.5 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

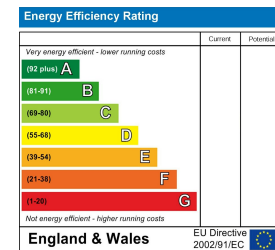
Offers In The Region Of £315,000

9 Dol Y Felin, Abermule, Montgomery, Powys, SY15 6BB

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 village of Abermule between Newtown and Welshpool the four bedroom property is situated on a corner plot with lawned gardens to front and rear, Double garage with twin up and over doors. The property comprises entrance hall, W.C, lounge, dining room, kitchen, utility, two double bedrooms share a four piece jack and jill bathroom, two further well sized rooms and shower room. Viewing advised.



01938 555 552

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



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2 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- Four Bedroom Detached House
- Corner Plot
- Double Garage
- Jack and Jill Ensuite
- Village Location
- Viewing Advised

Dining Room

9'9" x 9'7" (2.97 x 2.92)

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

Kitchen

11'3" x 8'9" (3.43 x 2.67)

Having a range of white high gloss fronted wall and base units with laminate work surfaces, one and a half bowl sink drainer unit with mixer taps, space for fridge, plumbing and space for dishwasher, electric hob, double oven, extractor canopy. Tiled floor, double glazed window overlooking the rear garden, tiled splashbacks, central heating radiator, wall mounted gas fired Baxi boiler with heating controls.

Utility Room

7'3" x 7'1" (2.21 x 2.16)

Fitted with a range of base units with laminate work surfaces, plumbing and space for washing machine and tumble dryer, stainless steel sink drainer unit, tiled splashbacks, central heating radiator, double glazed window to the rear. Frosted double glazed rear access door, fuse board.

Landing

With loft access.

Bedroom One

13'4" x 10'6" maximum measurements (4.06 x 3.20 maximum measurements)

Double glazed window to the front elevation, central heating radiator, two double built in wardrobes, airing cupboard.

Jack and Jill 4 Piece Ensuite Bathroom

Shared with Bedroom Two comprises of bath with mixer tap, pedestal wash hand basin, low level W.C., frosted double glazed window to the front elevation, double glazed roof light, walk in electric shower. Door to Bedroom Two

Bedroom Two

12'3" x 10'3" (3.73 x 3.12)

Double glazed windows to the front elevation, central heating radiator.

Bedroom Three

10'3" x 8'8" (3.12 x 2.64)

Double glazed window to the rear elevation, central heating radiator.

Bedroom Four

11'9" x 9'2" (3.58 x 2.79)

Double glazed window to the rear elevation, central heating radiator.

Shower Room

With walk in double shower, pedestal wash hand basin, low level W.C., frosted double glazed window to the rear elevation, central heating radiator, extractor fan, shaver light.

Externally

To the front the property is situated on a corner plot with lawned area and entrance canopy, courtesy light, Three off road tarmacked parking spaces.

Double garage with twin up and over doors - measuring 18'3 x 8'2 with frosted window to the rear elevation, pedestrian door leading to the rear garden. Boarded mezzanine storage area.

To the rear the property has a timber fence surround, lawned area, paved patio seating areas, outside tap, shed and courtesy light.

Services

Mains electricity, water and gas central heating are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax bandPowys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in Band "E"**Viewings**

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

The postcode for the property is SY15 6BB

What3words reference is:

scramble.slurping.glitz

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

Websites

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

www.hallsgb.comwww.rightmove.co.ukwww.onthemarket.com