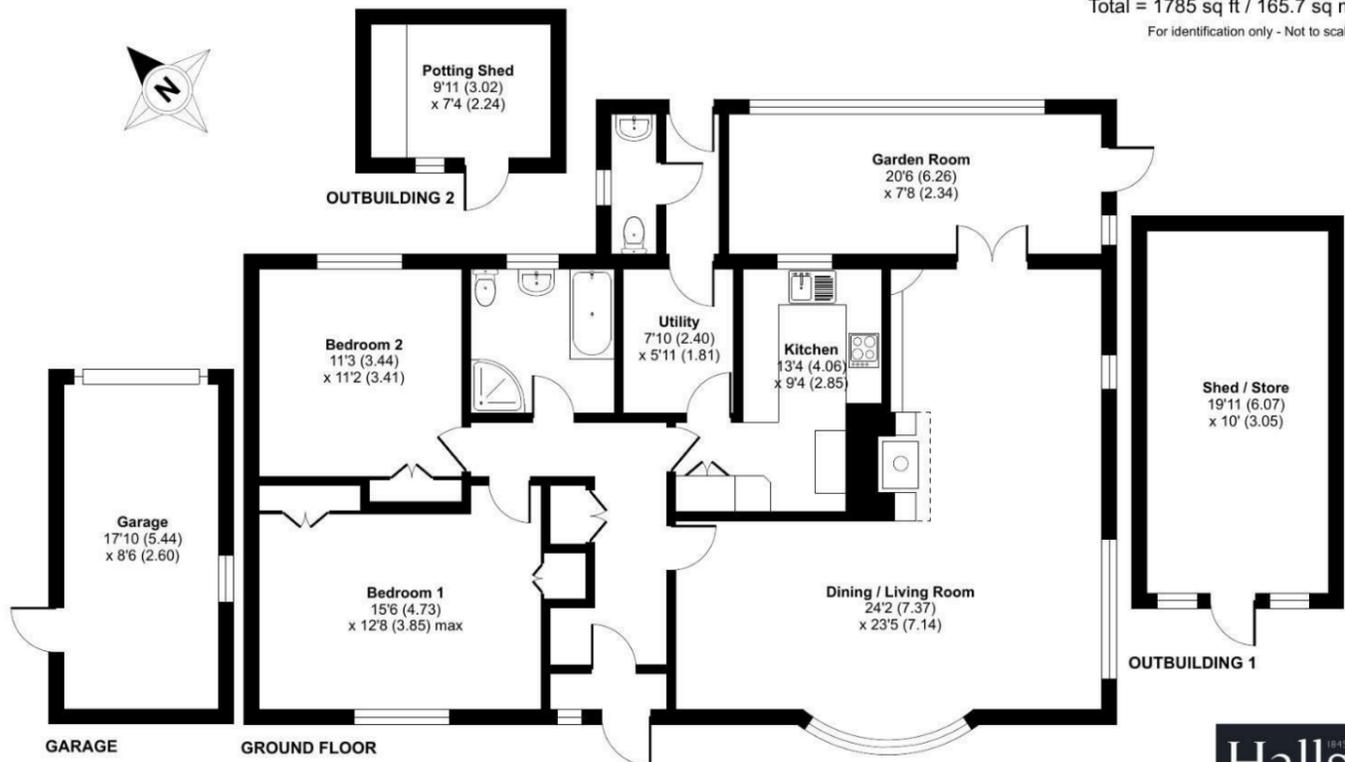


FOR SALE

Gatonee, 3 Mountain View, Arddleen, Llanymynech, Powys, SY22 6PX



Approximate Area = 1361 sq ft / 126.4 sq m
 Garage = 152 sq ft / 14.1 sq m
 Outbuilding = 272 sq ft / 25.2 sq m
 Total = 1785 sq ft / 165.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1297768



FOR SALE

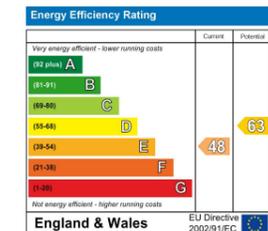
Offers in the region of £350,000

Gatonee, 3 Mountain View, Arddleen, Llanymynech, Powys, SY22 6PX

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



Situated on generous plot in the popular village of Arddleen between Welshpool and Oswestry this well proportioned two bedroom detached bungalow boasts light and airy, well proportioned living rooms and bedrooms, large workshop, potting shed, single garage, large well presented gardens with a pleasant southerly aspect with views to Rodney's Pillar and Long Mountain. The property has double glazing and recently fitted LPG boiler.



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01938 555552



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Situated on generous plot in the popular village of Arddleen
- Well proportioned two bedroom detached bungalow
- Boasts light and airy, well proportioned living rooms and bedrooms
- External features include a large workshop, potting shed and garage
- The property has double glazing and recently fitted LPG boiler
- Well presented gardens with a pleasant southerly aspect and views to Rodney's Pillar and Long Mountain

Panelled glazed entrance door with side window, leading into

Entrance Porch

Tiled floor, frosted glazed door with side window leading into

Entrance Hall

Radiator, loft access, telephone point, cloaks cupboard, thermostat heating control, panel glazed door to

L Shaped Lounge/ Dining Room

Double glazed bay window to the front elevation, two double glazed windows to side elevation, three radiators, inset living flame gas fire with stone surround, polished marble hearth and oak mantle piece, display shelving, French doors to opening into

Garden Room

Double glazed window overlooking the rear garden, double glazed side access door with side window, radiator.

Kitchen

Fitted with a range of wall and base units with laminate work surfaces, sink drainer unit with mixer tap, electric oven and grill, gas hob, extractor canopy, tiled walls, window to Garden Room, serving hatch to Dining Room, under unit lighting, radiator, integrated fridge and dishwasher, table.

Rear Hallway

Plumbing and space for washing machine, space for freezer, recently fitted wall mounted Worcester LPG combination boiler, double glazed door to rear, W.C. with pedestal wash hand basin, low level W.C., double glazed window to side elevation.

Utility Room

Wall mounted LPG gas boiler, space for fridge freezer, meter cupboard, plumbing and space for washing machine, door to rear hallway, double glazed access door leading on to the rear patio area.

W.C.

Pedestal wash hand basin, low level W.C., double glazed window to the side elevation, radiator.

Bedroom One

Double glazed window to front elevation, radiator, built-in wardrobes.

Bedroom Two

Double glazed window to rear elevation, radiator, built-in wardrobe.

Bathroom

Fitted with a white four piece suite comprising bath, walk-in corner shower, pedestal wash hand basin, low level W.C., heated chrome towel rail, tiled walls, tiled floors, frosted double glazed window to rear elevation.

Externally

The garden is a particular feature of this property sitting in a generous plot approached along a gravelled driveway from the road. To the left of the driveway is a lawned area with stocked borders containing a variety of established trees and shrubs with hedge surround. To the right of the driveway is a formal lawned area with established flower beds, courtesy lights, gravelled driveway, single garage with up and over door and pedestrian side access door. To the side of the property is a further lawned area with stocked borders and hedge to roadside. To the rear there is a large paved patio entertaining area, courtesy light, large lawn with timber panel fence surround, stocked borders, variety of well maintained evergreens, brick built BBQ, outside tap, large workshop with power and light, two windows to front elevation and covered entrance canopy, further potting shed to rear with window to the side, workbench and shelving.

Services

Mains electricity, water and drainage 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 'F'

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

Postcode for the property is SY22 6PX

What3Words Reference is deals.owned.detail

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
www.rightmove.co.uk
www.onthemarket.com