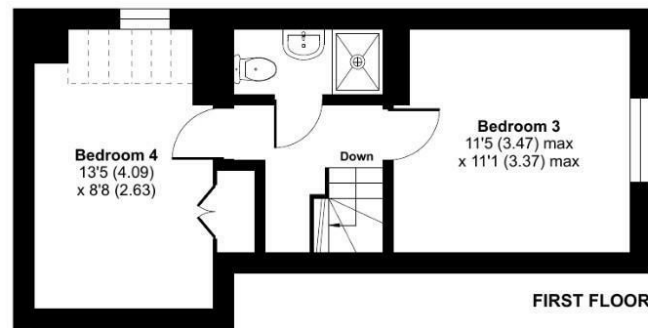


FOR SALE

5 Hawthorn Drive, Llandyssil, Montgomery, SY15 6LX

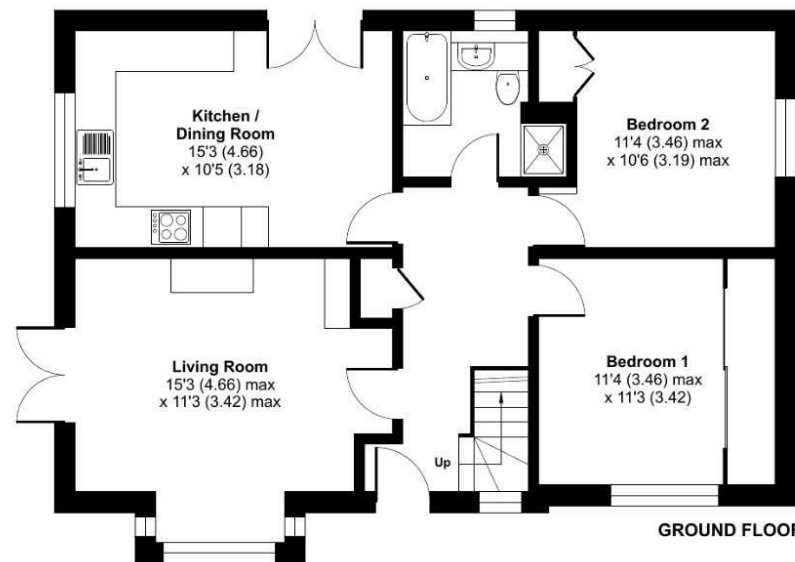
Halls 1845

Denotes restricted
head height

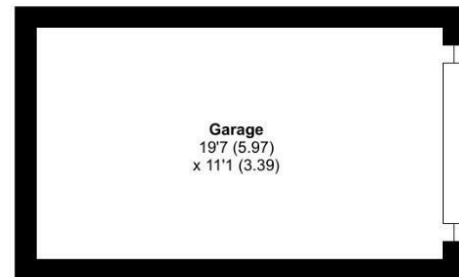


FIRST FLOOR

Approximate Area = 1069 sq ft / 99.3 sq m
Limited Use Area(s) = 16 sq ft / 1.5 sq m
Garage = 218 sq ft / 20.2 sq m
Total = 1303 sq ft / 121 sq m
For identification only - Not to scale



GROUND FLOOR



Garage
19'7 (5.97)
x 11'1 (3.39)

Halls 1845

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1403168



FOR SALE

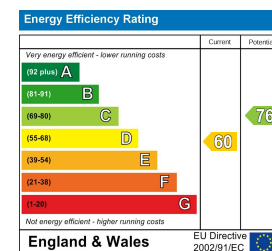
Offers in the region of £325,000

5 Hawthorn Drive, Llandyssil, Montgomery, SY15 6LX

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 a quiet village cul-de-sac between Welshpool and Newtown, this four bedroom detached family dormer bungalow has undergone a comprehensive scheme of refurbishment. This includes new windows and doors both internal and external, refitted kitchen and bathrooms, wood burning stove, oak flooring in the lounge and landscaped gardens designed for low maintenance. The accommodation comprises of an entrance hall, lounge, kitchen/diner, principal bedroom, second bedroom, refitted four piece bathroom, landing, two further bedrooms and shower room. The property benefits from generous off road parking, a useful single garage and pleasant landscaped rear garden.

Halls 1845

01938 555552

Welshpool Sales

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



OnTheMarket.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.


hallsgb.com


Residential / Fine Art / Rural Professional / Auctions / Commercial


hallsgb.com


01938 555552




1 Reception Room/s


4 Bedroom/s


2 Bath/Shower Room/s





- Fully refurbished four bedroom detached family home
- Quiet village cul-de-sac location between Welshpool and Newtown
- Newly fitted internal and external windows and doors
- Generous off-road parking
- Landscaped and low-maintenance rear garden for ease
- Viewing is advised to appreciate the plot and updated features throughout

Frosted double glazed entrance door leading into

Entrance Hall

Radiator, turn staircase off, telephone point, smoke alarm, thermostat heating controls, cloaks cupboard, vinyl flooring.

Lounge

Double glazed box bay window with Perfect Fit blinds to side elevation, oak floor covering, inset woodburning stove with tiled backing set on slate tiled hearth and oak mantelpiece, double glazed French doors with Perfect Fit blinds lead out to the rear paved patio entertaining area, CO 2 alarm, television point, feature radiator.

Kitchen/ Dining Room

Recently refitted with a range of white high gloss wall and base units with laminate work surfaces, electric hob, extractor fan, under unit lighting, plumbing and space for washing machine, electric grill and oven, integrated fridge and freezer, Worcester oil fired boiler, double glazed window to rear elevation, double glazed French doors lead out to the side of the property with Perfect Fit blinds, feature radiator.

Principal Bedroom

Double glazed window to side elevation, radiator, triple fronted wardrobes.

Bedroom Two

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

Bathroom

Refitted with a white four piece suite comprising of a bath, wash hand basin set on vanity unit with storage cupboard under, low level W.C. walk in electric shower, shaver point, frosted double glazed window to side elevation, extractor fan, electric heated chrome towel rail, vinyl flooring.

Bedroom Three

Double glazed window to front elevation, radiator.

Bedroom Four

Double glazed roof light, radiator, eaves access point, loft access.

Shower Room

Refitted with walk in shower, wash hand basin set on vanity unit with storage cupboard under, low level W.C., radiator, extractor fan.

Externally

To the front, the property has Tarmacadam and gravelled off street parking for several cars, entrance canopy, courtesy light, gate to rear garden and a single garage with up and over door, power, light and window to side. To the rear is gated access to the side of the property, bin storage area, outside tap, large paved patio entertaining area, steps up to lawn, screened oil tank, further patio area, timber front surround, door to garage and courtesy light.

Services

Mains electricity, water, drainage and oil 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 'E'

Directions

Postcode for the property is SY15 6LX

What3Words Reference is flagging.kilowatt.tigers

Viewings

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

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