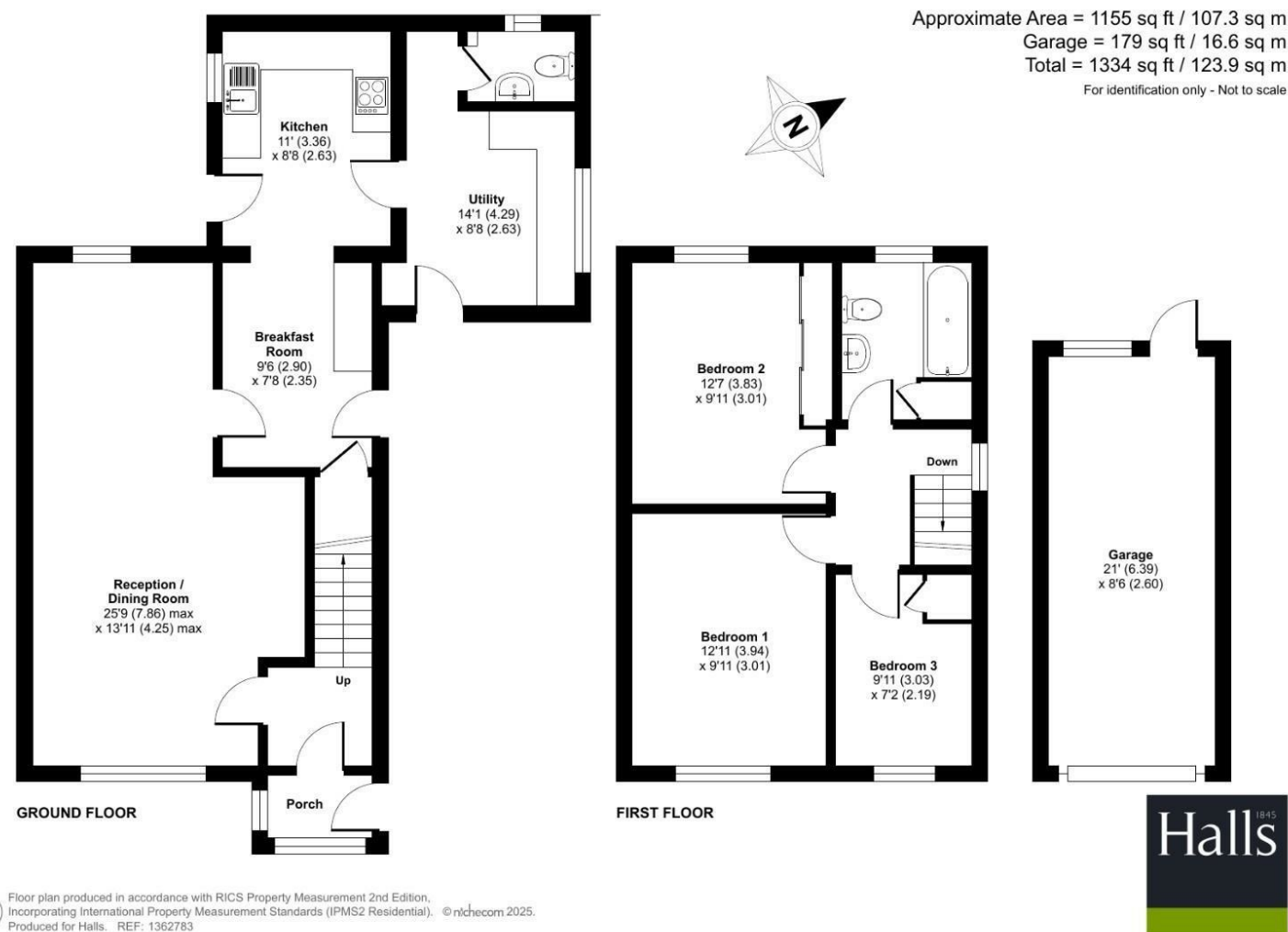


FOR SALE

7 Myrtle Drive, Welshpool, Powys, SY21 7HZ

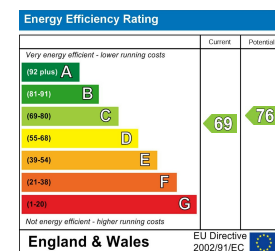


7 Myrtle Drive, Welshpool, Powys, SY21 7HZ

**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



This three bedroom detached family home has been extended and refurbished and offers great views over towards Long Mountain. The light, bright and spacious accommodation comprises of an entrance porch, entrance hall, open plan lounge/dining area, extended and refitted kitchen/breakfast room, large utility room, W.C., three bedrooms and refitted bathroom. The property benefits from off road parking, single garage and a landscaped, low maintenance garden. The property has double glazing, gas fired central heating and a very high standard of presentation throughout. Viewing is essential to appreciate the size, situation and views from this stand out family home.



01938 555552

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



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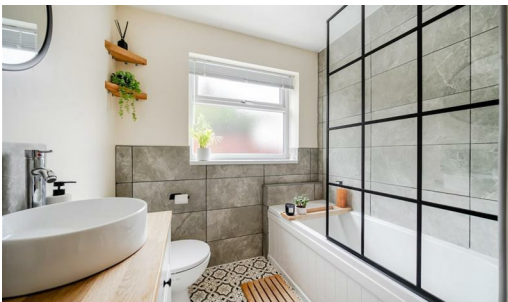
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Three-bedroom detached family home
- Extended and refurbished to a high standard
- Views towards Long Mountain with landscaped, low-maintenance rear garden
- Light, bright and spacious accommodation throughout
- Off road parking with single garage
- Viewing highly recommended to appreciate size, setting and views

Frosted double glazed entrance door leading into

**Entrance Porch**

Double glazed windows to two elevations, frosted double glazed entrance door with side window leading into

**Entrance Hall**

Radiator, stairs off, door to

**Lounge**

Double glazed picture window to front elevation with views over towards Long Mountain, wood laminate floor covering, television point, radiator, electric feature stove, wood panelling effect to one wall, opening into

**Dining Area**

Wood laminate floor covering, radiator, double glazed window to rear elevation.

**Kitchen/ Breakfast Room**

Fitted with a range of shaker style wall and base units with laminate work surfaces, stainless steel sink drainer unit with mixer tap, double glazed window to side elevation, frosted double glazed door to rear garden, integrated dishwasher, electric hob and oven, stainless steel extractor canopy, tiled splashbacks, recess spotlights, radiator, breakfast bar, double glazed door to front elevation, under stairs storage cupboard.

**Utility Room**

UPVC door to front elevation, double glazed window to side elevation, wall mounted Worcester boiler, range of base units to match Kitchen, laminate work surfaces, plumbing and space for washing machine and tumble dryer, space for fridge freezer.

**W.C.**

Pedestal wash hand basin, low level W.C., frosted double glazed window to rear elevation.

**Landing**

Loft access, frosted double glazed window to side elevation.

**Bedroom One**

Double glazed window to front elevation with views over Long Mountain, radiator, wood panelling effect to one wall.

**Bedroom Two**

Double glazed window to rear elevation, radiator, range of built in wardrobes.

**Bedroom Three**

Double glazed window to front elevation, radiator, storage cupboard.

**Bathroom**

Fitted with a white suite comprising of bath with Mira shower over, low level W.C., wash hand basin set on vanity unit with drawers under, frosted double glazed window to rear elevation, extractor fan, heated towel rail, shelved airing cupboard, recess spotlights, part tiled walls.

**Externally**

To the front, the property has off road parking for two vehicles, single garage with up and over door, power, light and door to rear, tiered lawned garden area, paved seating area, steps up to front door and pedestrian access gate to rear. To the rear is a landscaped rear garden, paved area with pergola, paved steps lead up to artificial grassed area with ease of maintenance, tiered borders with steps up to paved area, shed, timber fence surround and further stocked borders.

**Services**

Mains electricity, water, drainage and gas 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 SY21 7HZ

What3Words Reference is journey.assurance.chairs

**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](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)