

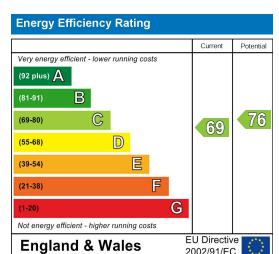


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1362783

**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



**Halls**

01938 555552

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



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.





- **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, shelves, 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.choirs



1 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s