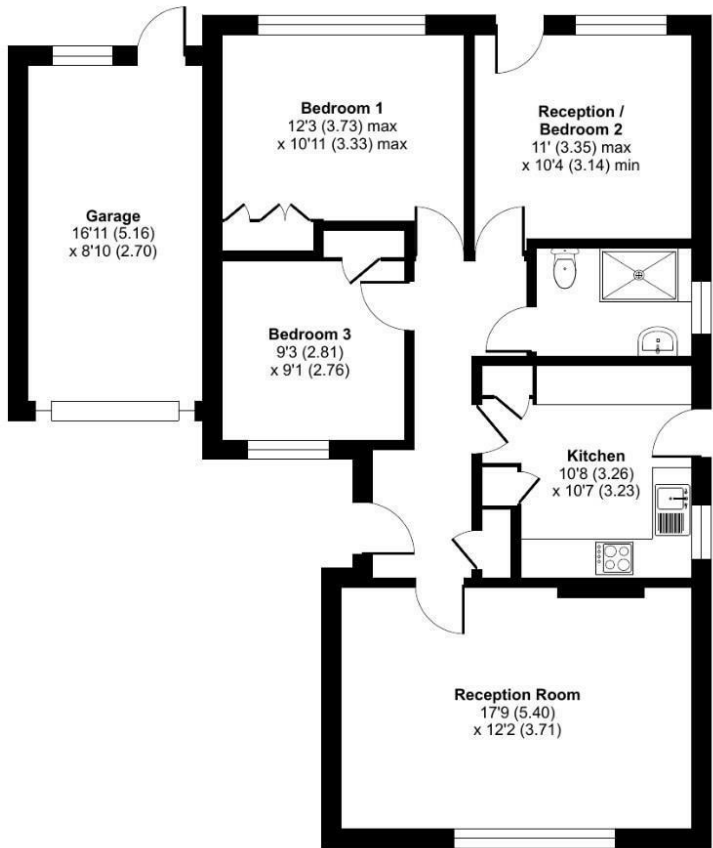


FOR SALE

3 Mineah Drive, Guilsfield, Welshpool, SY21 9LZ

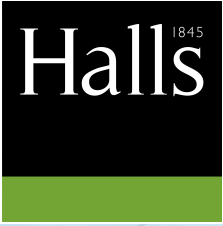


GROUND FLOOR

Approximate Area = 821 sq ft / 76.3 sq m
Garage = 150 sq ft / 13.9 sq m
Total = 971 sq ft / 90.2 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). © nchecom 2025. Produced for Halls. REF: 1394899



FOR SALE

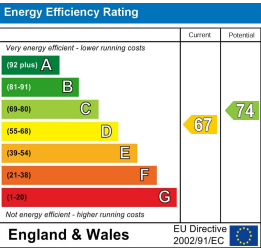
Offers in the region of £275,000

3 Mineah Drive, Guilsfield, Welshpool, SY21 9LZ

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 well presented and maintained three bedroom bungalow is situated in a cul de sac position in the popular village of Guilsfield. The property comprises of an entrance hall, generous lounge/diner, kitchen, three generous bedrooms and shower room. Benefits include a bonded gravelled driveway, single garage, double glazing, Worcester gas fired boiler and a low maintenance rear garden.



01938 555552

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



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hallsgb.com

01938 555552



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Well-presented and well-maintained three-bedroom bungalow
- Located in a cul-de-sac in the popular village of Guilsfield
- Spacious lounge/ dining area
- Three generously sized bedrooms
- Bonded gravel driveway and single garage
- Low-maintenance rear garden

Frosted double glazed entrance door with frosted double glazed side windows leading into

Entrance Hall

Radiator, loft access, cupboard housing Worcester gas fired boiler.

Lounge/ Dining Room

Electric fire with marble effect hearth and backing with decorative surround, two wall light points, radiator, television point, double glazed windows to front elevation.

Kitchen

Fitted with a range of wall and base units with laminate work surfaces, sink drainer unit with mixer tap, electric hob and double oven, extractor canopy, recess spotlights, plumbing and space for dishwasher, space for fridge freezer, double glazed window to side elevation, frosted double glazed door, tiled splashbacks, radiator, shelved storage cupboard, airing cupboard.

Bedroom One

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

Bedroom Two

Double glazed window to rear elevation, radiator, double glazed door leads into rear garden.

Bedroom Three

Double glazed window to front elevation, radiator.

Shower Room

Walk in double electric shower, low level W.C., wash hand basin set on vanity unit with storage cupboard under, radiator, part tiled walls, frosted double glazed window to side elevation, extractor fan, recess spotlights.

Externally

To the front, the property has a bonded gravelled driveway, slate chipped area, ramp to front door, single garage with up and over door and courtesy light. To the rear is a pedestrian access gate to the side of the property, paved seating area, gravelled area, barked area for ease of maintenance and double glazed door to garage.

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 9LZ

What3Words Reference is times.pressing.alongside

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