



Ground Floor



First Floor



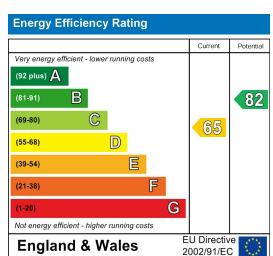
£290,000

112 Gungrog Hill, Welshpool, Powys, SY21 7UL

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



Modern 4 bedroom detached property situated in an elevated position with impressive far reaching countryside views. The property is well presented and has the benefit of gas central heating and the windows have recently been replaced UPVC double glazing. The accommodation is spacious and provides for Entrance Hall with door off to ground floor WC, utility room, large open plan kitchen/dining/sitting room with access to both front balcony via bi fold doors and rear patio area, staircase leads up to the first floor landing with Master Bedroom with En-Suite Shower Room, 3 further good sized Bedrooms and Family Bathroom. Outside, the property is accessed off a Council maintained no through road via a private driveway with ample parking for 2/3 cars and leading up to a single Garage. From the driveway, steps with shrub and plant borders to either side lead up to the front entrance door. The rear gardens are neatly enclosed and comprise entertaining area with hot tub. No Onward Chain.



01938 555 552

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



Regulated by RICS

The Property
OmbudsmanAPPROVED CODE
TRADINGSTANDARDS.UK

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- **No Onward Chain**
- **Close to Town Centre**
- **Modern Recently Upgraded Detached Property**
- **Master Bedroom with En-Suite**
- **Garage and Private Parking**
- **Gas Central Heating**

Entrance Hall

Wood laminate flooring, obscure double glazed window to front elevation, radiator, pendant light fitting, coving to ceiling, dado rail, telephone point, heating thermostat controls, ceiling mounted smoke alarm, staircase off to first floor landing. Door to:

Refitted W.C.

With obscure glazed window to front elevation, wash hand basin, low level WC, radiator, pendant light fitting, electrical switch equipment, part tiled walls, wood laminate floor covering.

Living Area

10'7" x 16'4" Wood laminate floor covering, double glazed bi fold doors leading out onto a balcony from which to enjoy the views over Welshpool and countryside beyond, television, dado rail, two radiators, two pendant light fittings. Archway through to:

Archway Through to

Dining Area

10'8" x 8'10" Wood laminate floor covering, radiator, sliding patio doors leading out to rear patio area and garden. feature brickwork to one wall, opens into kitchen.

Kitchen/Breakfast Room

15'8" x 10'8" Wood laminate floor covering, extensive range of fitted base and wall units, laminate effect work surfaces with built in 4-ring gas hob and integrated extractor hood over, ceramic sink unit with hot and cold mixer tap, dishwasher, washing machine, space for upright fridge/freezer, built in electric double oven, radiator, double glazed window to rear elevation overlooking the garden, tiling to splash areas, Door to under stairs storage cupboard. Door to:

Utility Room

6'3" x 4'7" Wood laminate floor covering, work surface with cupboard space beneath, stainless steel single bowl, single drainer sink unit with hot and cold taps, space and plumbing for washing machine, Suprima' gas fired boiler with control panel, pendant light fitting, access door to side elevation.

Hallway

A carpeted staircase with balustrade leads up to the

First Floor Landing

With carpet as laid, pendant light fitting, dado rail, inspection hatch to loft space. Door to Airing Cupboard with water tank and slatted shelving. Doors off to:

Master Bedroom

10'10" x 10'7" With carpet as laid, two double glazed windows to front elevation benefitting from glorious far reaching views, pendant light fitting, radiator, mirror fronted sliding double doors to fitted wardrobes with hanging, shelf and storage space. Door to

En-Suite Shower Room

7'9" x 4'0" With linoleum flooring, low level WC, pedestal wash hand basin, fully tiled double shower cubicle with glazed door housing the Triton T80si' electric shower, immersion, half tiled walls, wall mounted light with shaver point, obscure double glazed window to side elevation with tiled sill, radiator, pendant light fitting, extractor fan.

Bedroom Two

11'0" x 8'10" With carpet as laid, double glazed window to front elevation benefitting from far reaching views, radiator, built-in shelf, double doors to built-in wardrobe with hanging, shelf and storage space, pendant light fitting.

Bedroom Three

10'3" x 7'9" With carpet as laid, double glazed window to rear elevation overlooking the garden, radiator, double doors to built-in wardrobe with hanging, shelf and storage space, pendant light fitting.

Bedroom Four

7'10" x 7'8" With carpet as laid, double glazed window to rear elevation overlooking the garden, radiator, single door to built-in wardrobe with hanging, shelf and storage space, pendant light fitting.

Family Bathroom

7'1" x 5'6" Low level WC, pedestal wash hand basin, panelled bath with hot and cold taps, half tiled walls, obscure double glazed window to rear elevation with tiled sill, radiator, wall mounted towel rail, wall mounted toilet roll holder, light and shaver point above, radiator, pendant light fitting, extractor fan.

Externally

Outside, the property is accessed off a Council maintained no through road via a private driveway with ample parking for 2/3 cars and leading up to a single Garage, with up and over door, power and light. From the driveway, steps with shrub and plant borders to either side lead up to the front entrance door and a paved pathway leads along the side of the property to a side access door to Utility Room, and onto a wrought iron access gate to rear garden. The rear garden can also be accessed via sliding patio doors from the Dining Area onto a paved and gravelled patio area with external tap. Steps lead up to a artificial grass area, steps up to hot tub, lighting, power point, neatly enclosed via fence and hedging, with open countryside beyond.

Services

Mains water, electricity, drainage and gas are understood to be connected. None of these services have been tested by Halls.

Local Authority

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS. Telephone: (01938) 555 552
Council Tax Band 'E'

Viewings

Strictly by appointment only with the selling agents Halls, 14 Broad Street, Welshpool, Powys, SY21 7LH.
Tel No: 01938 555552 Email: welshpool@hallsbg.com

Directions

The post code for the property is SY21 7UL
What3words reference is: stretch.clutches.norms

Money Laundering

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017) which came into force 26th June 2017). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

Websites

Please note all of our properties can be viewed on the following websites:
www.hallsbg.com
www.rightmove.co.uk
www.onthemarket.com