FOR SALE

Elm 5, Valley View Holiday Park, Guilsfield, Welshpool, Powys, SY21 9DL

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.

Halls 1845

01938 555552

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

RICS Regulated by RICS

The Property Ombudsman

OnTheMarket.com

APPROVED CODE TRADINGSTANDARDS.UK

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.

FOR SALE

Offers in the region of £54,950

Elm 5, Valley View Holiday Park, Guilsfield, Welshpool, Powys, SY21 9DL

Beautifully presented lodge with stunning valley views situated only ten minutes from Welshpool. The lodge is being sold fully furnished and offers a great 11 months of the year relaxing experience for park guests. The lodge comprises of wraparound composite decking to enjoy the far reaching views, entrance hall, open plan fully fitted kitchen/dining/lounge, principal bedroom with dressing area, built in storage and generous ensuite, twin room and shower room. The property has 21 years left on the lease and site fees for the 2025/26 year were £4620.00 and have been paid up to the 1st November 2026.

FOR SALE

1 Reception Room/s

2 Bedroom/s

2 Bath/Shower Room/s

- **Beautifully presented lodge with stunning valley views**
- **Located a short drive from Welshpool**
- **Sold fully furnished**
- **Wraparound composite decking to enjoy far-reaching views**
- **Open-plan fully fitted kitchen, dining area and lounge**
- **21 years remaining on the lease**

Frosted double glazed entrance door into

Entrance Hall
Vaulted ceiling, storage/ display unit, inset cloaks cupboard with seat.

Open Plan Living/ Kitchen/ Dining Room

Kitchen Area
Fitted with a range of wall and base units with wooden effect laminate work surfaces, five ring gas hob, electric grill and oven, extractor canopy, integrated fridge and freezer, integrated microwave, integrated dishwasher, double glazed window to side elevation, sink drainer unit with mixer tap, recess spotlights, non-slip linoleum flooring, dresser unit housing gas fired combination boiler, dining table with four chairs.

Lounge Area
Double glazed windows to either side, double glazed French doors with side windows offering spectacular views over the Meifod Valley and leading out onto decked seating area, two radiators, fireplace recess with electric stove, television point, three seater and two seater sofa.

Bedroom One
King sized bed with mattress topper, bedside tables, wardrobes, storage lockers, window seat, dressing table, 43" wall mounted TV, television point, radiator, picture window to front, drawer unit and double glazed window to side elevation with blinds.

Ensuite
Walk in double shower, low level W.C., wall mounted wash hand basin, storage cupboard and shelving, extractor fan, frosted double glazed window to side with blind, non-slip linoleum flooring, heated towel rail.

Bedroom Two
Twin single beds, bedside table, double glazed window to side, wall light, dressing table and wardrobe.

Shower Room
Walk in double shower, wall mounted wash hand basin, low level W.C., heated towel rail, frosted double glazed window, mirrored vanity unit, non-slip linoleum flooring.

Externally
The property has block paved off road parking, lawned area, wraparound composite decking with lovely views over the Meifod Valley, courtesy light, BBQ, table and chairs and lockable storage unit.

Agents Notes
This property is sold fully furnished.

Services
Mains electricity, water, drainage and gas central heating are connected at the property. None of these services have been tested by Halls.

Directions
Postcode for the property is SY21 9DL

What3Words Reference is witty.decoded.print

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