

FOR SALE

2 Tan Y Mur, Montgomery, Powys, SY15 6PR



## 2 Tan Y Mur, Montgomery

Approximate Gross Internal Area  
1163 sq ft - 108 sq m



FOR SALE

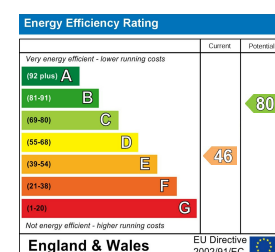
Offers in the region of £260,000

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**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



01938 555 552

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



onTheMarket.com



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Situated on the edge of Montgomery with pleasant rural views to the from. This much improved three bedroom semi detached family home comprises entrance hall, lounge with wood burning stove, refitted kitchen opening into dining room with French doors into conservatory, rear hallway with W.C., utility room, landing three bedrooms and refitted shower room. The property has off road parking for 3 cars to the rear, two sheds, large south facing front garden with patio area, double glazing and oil fired central heating.




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Residential / Fine Art / Rural Professional / Auctions / Commercial


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2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Popular Town Location
- Rural Views To The Front
- Oil Central Heating
- South Facing Front Garden
- Conservatory and Utility
- Off Road Parking for 3 Cars

**Dining Room**  
14'7 x 8'8  
Central heating radiator, television point, double glazed french doors with side windows leading into

**Conservatory**  
11'6 x 8'3  
Double glazed windows to three elevations, insulated roof, tiled floor, double glazed French doors leading out into the front garden, wall mounted electric heater, ceiling fan.

**Rear Hallway**  
Central heating radiator, under stairs storage cupboard.

**WC**  
with low level WC, frosted double glazed window.

**Utility**  
8'7 x 8'2  
with Oil boiler, plumbing and space for washing machine, dishwasher, tumble dryer and freezer, tiled floor, double glazed window to rear elevation, frosted double glazed side access door, central heating radiator.

**Landing**  
Double glazed window to rear, loft access, shelved airing cupboard.

**Bedroom 1**  
12'8 x 10'6  
Double glazed window to front, central heating radiator, built in double wardrobes with further built in wardrobe.

**Bedroom 2**  
11'4 x 9'2  
Double glazed window to front elevation, central heating radiator, built in wardrobe.

**Bedroom 3**  
8'1 x 7'6  
Double glazed window to rear elevation, central heating radiator, built in wardrobe.

**Shower Room**  
Refitted with large walk in electric shower, wash hand basin set on vanity unit with storage cupboard under, low level WC, frosted double glazed window to rear elevation, extractor fan, central heating radiator.

**Externally**  
To the front the property has large lawned south facing garden, with gravel borders for easy maintenance, paved elevated patio seating area, entrance canopy, courtesy light, pathway to the side of the property leads to the rear garden. To the rear there is a block paved patio area, two storage sheds, oil tank, external tap, steps up to gravelled area for ease of maintenance, off road parking for 3 cars, shared access gate provides additional rear access if required.

**Local Authority/Tax Band**  
Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001  
The property is in band 'D'

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

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

**Directions**  
Postcode for the property is SY15 6PR

What3Words Reference is sleep.cornfield.unravel

**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.hallsrgb.com  
www.rightmove.co.uk  
www.onthemarket.com

Frosted double glazed entrance door leading into

**Entrance Hall**  
with stairs off, central heating radiator, phone point, smoke alarm, doors to lounge and dining room.

**Lounge**  
16'8 x 11'4 maximum measurements  
L shaped, double glazed doors to front patio area, television point, inset wood burning stove with slate hearth and tiled backing, double glazed window to rear elevation, central heating radiator, panel glazed door leading to rear hallway.

**Kitchen**  
14'5 x 7'1  
Refitted with modern range of wall and base units with laminate work surfaces, 1 1/2 stainless steel sink drainer unit with mixer tap, space for electric cooker, stainless steel extractor canopy, central heating radiator, two double glazed windows to the rear elevation, integrated fridge, tiled splash backs, panel glazed door to rear hallway, opening in to