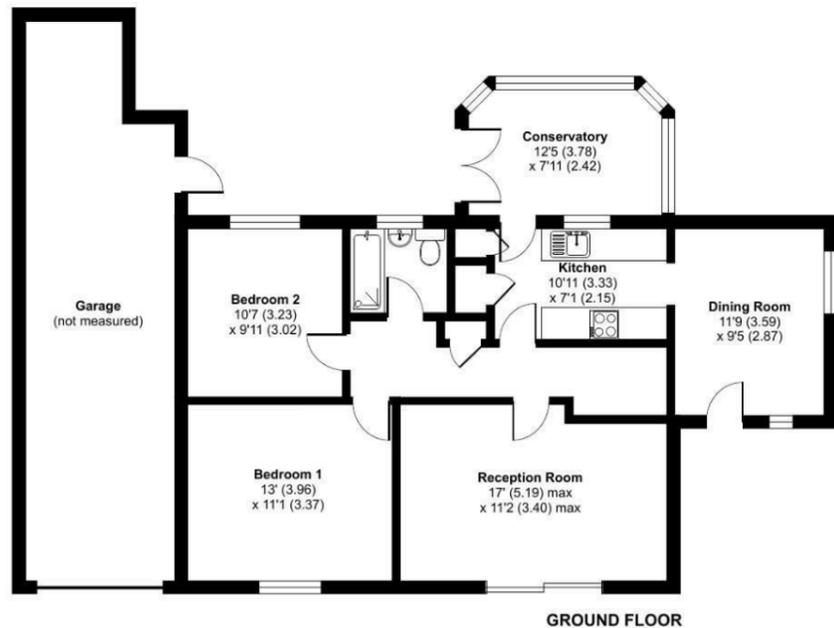


FOR SALE

27 Aubet Drive, Guilsfield, Welshpool, SY21 9LX



Approximate Area = 906 sq ft / 84.2 sq m  
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1430961



FOR SALE

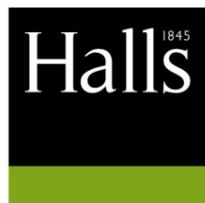
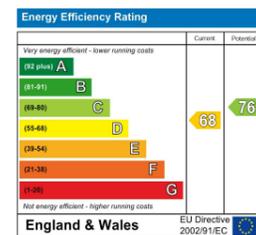
Offers in the region of £225,000

27 Aubet Drive, Guilsfield, Welshpool, SY21 9LX

**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 555552

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



Situated on the edge of Guilsfield village with rural views this detached bungalow requires cosmetic refurbishment. The spacious bungalow comprises kitchen/dining room, lounge with patio doors to the front with lovely views, conservatory, two double bedrooms and bathroom. There is a generous amount of off road parking, larger than average garage with electric roller door, workshop, shed, and lawned rear garden with paved patio. The property has gas fired combination central heating, double glazing and no onward chain.



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 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.



null Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- No Onward Chain
- Farmland Views
- Village Location
- Requires Cosmetic Refurbishment
- Garage, Workshop and Shed
- Gas Central Heating

**Inner Hallway**

Radiator, door to Dining Room and Kitchen, storage cupboards, shelved linen cupboard with radiator.

**Lounge**

Double glazed patio doors to front elevation with rural views, exposed floorboards, two radiators, two wall light points.

**Bedroom One**

Double glazed window to front elevation, radiator, built in wardrobes, bedside tables and dressing table.

**Bedroom Two**

Double glazed window to rear elevation, radiator, wardrobes.

**Bathroom**

Fitted with a blue suite comprising of a bath with electric shower over, low level W.C., pedestal wash hand basin, frosted double glazed window to rear elevation, radiator, tiled walls, wall mirror.

**Externally**

To the front, the property has a lawned garden with gravelled off road parking areas and pathway and stocked borders. To the side there is further gated parking and to the rear there is a paved seating area, lawn, raised borders, outside tap, power point, shed with power and light, workshop with power and light, workbench with shelving and further attached lean to shed and dog run. The larger than average garage has electric roller shutter door with shelving, mezzanine storage level and door to rear leading to greenhouse.

**Agents Notes**

This property is offered for sale with no onward chain.

**Services**

Mains electricity, water and gas central 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 'D'

**Directions**

Postcode for the property is SY21 9LX

What3Words Reference is tribe.heats.unrated

**Viewings**

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

**Websites**

Please note all of our properties can be viewed on the following websites:  
[www.hallsgb.com](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)

**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.