

FOR SALE

Ty Coch, Forden, Welshpool, Powys, SY21 8NB



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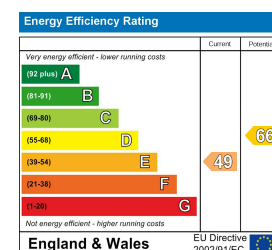
Offers in the region of £350,000

Ty Coch, Forden, Welshpool, Powys, SY21 8NB

**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



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Situated on the edge of the village of Forden close to Welshpool, this three bedroom detached house is available for sale with no onward chain. The sale includes a paddock of 0.82 acre, 3 stables, barn with hay loft, dog run, wood store, garage and shed. The accommodation comprises of an entrance porch, entrance hall, lounge, kitchen/diner, lean to sun room/ utility room, landing, three bedrooms, store room and bathroom. The property has a generous lawned garden with a number of fruit trees and gated access into the paddock.




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01938 555552

Residential / Fine Art / Rural Professional / Auctions / Commercial






1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Three bedroom detached house
- Situated on the edge of the village of Forden
- Range of outbuildings including stables, barn and garage
- Generous lawned garden with a number of fruit trees
- Gated access into paddock of 0.82 acres
- No onward chain

Panel glazed entrance door leading into

**Entrance Porch**

Window to side elevation, panel glazed door leading to

**Entrance Hall**

Stairs off, glazed doors to lounge and kitchen/ diner, radiator.

**Lounge**

Double glazed windows to front and rear elevations, two central heating radiators, exposed brick chimney breast with slate hearth, one wall light point, heating controls.

**Kitchen/ Diner**

Worcester oil fired combination boiler, radiator, double glazed windows to front and rear elevations, electric hob and oven, extractor canopy, range of wall and base units, stainless steel sink drainer unit, tiled splashbacks, space for fridge freezer, smoke alarm, double glazed door leading to

**Sun Room/ Utility Room**

Plumbing and space for washing machine, range of base units with laminate work surfaces, windows to three elevations, door to side.

**Landing**

Loft access, double glazed window to rear elevation.

**Bedroom One**

Double glazed window to front elevation, radiator.

**Bedroom Two**

Double glazed window to front elevation, radiator.

**Bedroom Three**

Double glazed windows to rear elevation, radiator.

**Store Room**

Window to front elevation.

**Bathroom**

Fitted with a three piece suite comprising of pedestal wash hand basin, bath with electric shower over, low level W.C., radiator, wood laminate floor covering, tiled splashbacks, double glazed window to rear elevation, shelved storage cupboard.

**Externally**

To the front, the property has a lawn with fruit trees, garage with up and over door and courtesy light. To the side of the property is an oil tank, gated access to paddock, paved patio area, woodstore and shed. To the rear of the property is three stables, barn with hayloft, gates to paddock, parking area and fenced dog run. The property is accessed from a gate to the road along a gravelled driveway with grassed area to the right and gated access into the property.

**Agents Notes**

Neighbouring property has access across the top of the drive into their yard for agricultural use only. The property is offered for sale with no onward chain.

**Services**

Mains electricity, mains water, private drainage and oil 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 'E'

**Viewings**

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

**Directions**

Postcode for the property is SY21 8NB

What3Words Reference is awake.bristle.shudders

**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](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)