

FOR SALE

Elm 41, Valley View Holiday Park, Pentreberidd Guilsfield, Welshpool, Powys, SY21 9DL

Halls 1845



FOR SALE

£35,000

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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.

Halls 1845

01938 555552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD

E: welshpool@halls.gb.com



OnTheMarket.com



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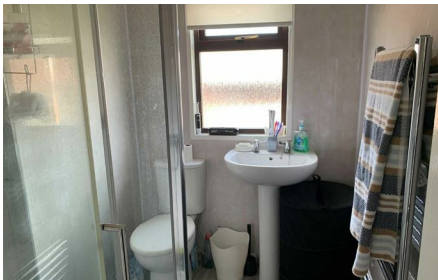
1 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



- Three Bedroomed Chalet
- Outside Decking Area
- Superb Views
- Heated Swimming Pool on Site
- 11 Month Occupancy
- Gas Central Heating.

**UPVC Double Glazed Entrance Door**  
Leading into

**Entrance Hall**  
With central heating radiator, cupboard housing recently refitted gas boiler.

**Lounge**  
15'5" x 12'2"  
Fitted with an electric feature stove with marbled hearth, two double glazed windows to the side elevation, television point, double glazed french doors opening onto the large decked seating area, vaulted ceiling, central heating radiator. Opening into

**Kitchen/Dining Room**  
15'8" x 7'6"  
Fitted with a range of wall and base units with laminate roll top work surfaces, stainless steel sink drainer unit, plumbing and space for a washing machine, space for fridge/freezer, laminate floor covering, gas hob, electric oven, stainless steel extractor canopy, two double glazed windows to the side elevation, double glazed window to the rear elevation. Central heating radiator, tiled splash backs.

**Bedroom One**  
10'5" x 9'5"  
Double glazed windows to both side and rear elevations, central heating radiator, built in wardrobe, dressing table.

**En-Suite**  
Having low level W.C., wash hand basin, central heating radiator, frosted double glazed window.

**Bedroom Two**  
9'5" x 7'6"  
Double glazed window to the rear elevation, central heating radiator, built in wardrobe, storage lockers and draw unit.

**Bedroom Three**  
7'2" x 6'9"  
Two double glazed windows to the side elevations, central heating radiator.

**Shower Room**  
Low level W.C., pedestal wash hand basin, walk in shower, frosted double glazed window, heated chrome towel rail.

**Externally**  
The property has round decked seating area, gravelled parking area and lovely views over the surrounding countryside.

**Information**  
This property is offered for sale with no onward chain, there are 11 years left on the lease. Site fees are approximately £3750 per annum.  
Please note the site is closed during the month of January. Any potential purchaser will have to provide a council tax bill for a residential property to Thornley Leisure.

**Services**  
Mains electricity, water and LPG gas 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@halls.gb.com

**Directions**  
The postcode for the property is SY21 9DL  
What3words reference is:  
witty.decoded.print

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