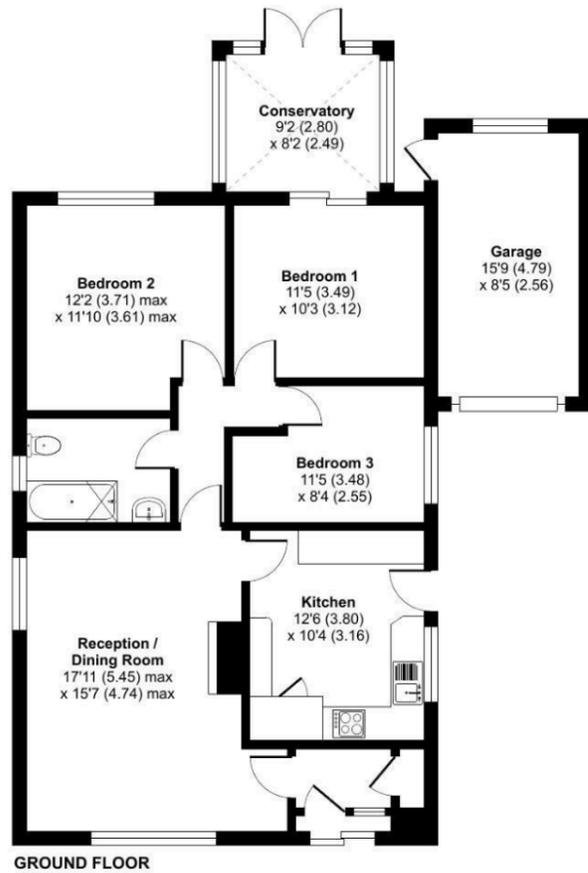


FOR SALE

8 Cae Coed, Churchstoke, Montgomery, SY15 6AP



Approximate Area = 964 sq ft / 89.5 sq m
 Garage = 132 sq ft / 12.2 sq m
 Total = 1096 sq ft / 101.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1266527



FOR SALE

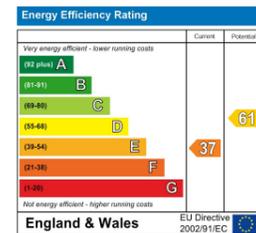
Offers in the region of £265,000

8 Cae Coed, Churchstoke, Montgomery, SY15 6AP

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



8 Cae Coed is a well presented 3 bedroom detached bungalow situated on the level in a quiet cul-de-sac, located in the charming village of Churchstoke. Comprising of a large reception room, kitchen, bathroom, three generously sized bedrooms and a conservatory which opens up into the rear garden proving views over the Welsh countryside. The property also benefits from a garage and driveway. Viewings come highly recommended.



01938 555 552

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



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.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Offered with No Onward Chain
- Well presented 3 bedroom detached bungalow
- Comprising of large reception room, kitchen, bathroom
- Located in the charming village of Churchstoke
- Conservatory opening into the rear garden with views over the Welsh countryside
- Property also benefits from a garage and driveway

UVPC double glazed frosted front door into

Porch Area

Tiled with glass sliding door, housing electricity meter leading to

Inner Lobby

with glass panelled front door, coats cupboard and power consumer unit, glass panelled inner door leading to

Reception/ Dining Room

Double glazed front facing window, radiator, double glazed window to side elevation, fireplace with red tiled hearth, leading into

Kitchen

Glass panelled interior door and backdoor, fitted units including electric oven, washing machine, tumble dryer, space for fridge/freezer, window with side aspect overlooking drive, sink and drainer unit, airing cupboard housing Worcester gas boiler (fitted 2017), breakfast bar.

Inner Hallway

with access to spacious loft, extending ladder, lighting and central boarded walkway leading to

Bathroom

Low level W.C., bath with electric shower over, double glazed frosted window to side elevation, low level sink, tiled surround.

Bedroom One

Sliding double glazed UVPC door overlooking rear garden and farmland, carpet flooring, radiator, leading into

Conservatory

Tiled flooring, blinds, double doors into rear garden, opening windows to sides, overlooking far reaching views of surrounding farmland across Welsh hills.

Bedroom Two

Double glazed rear facing window overlooking garden, radiator, carpet flooring.

Bedroom Three

Double glazed window to side elevation, radiator, carpet flooring.

Garage

with up and over front door, side door to rear garden and window, with electric and water.

Externally

The property has driveway with space for three cars, gardens front and back, which are laid to lawned with flower borders, shrubs and rear and side hedges, orientated east/west, paved patio area overlooking rear garden, garden shed located behind garage.

Agents Notes

The property is located on the western edge of the popular village of Churchstoke within short walking distance of supermarket, garage, post office, garden centre, clothing outlet and restaurant, primary and nursery schools, care home, church, public houses, village community hall, Chinese take away, recreational play area, football ground, bowls green and allotments. There is a regular bus service to Newtown, Welshpool and Bishop's Castle.

Montgomery GP Surgery 4 miles, Bishop's Castle GP Surgery 6 miles, Welshpool Hospital 10 miles, Newtown Hospital 12 miles, Shrewsbury Hospital 26 miles.

The property is offered for sale with no onward chain.

Services

Mains electricity, water and drainage, 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 'E'

Viewings

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

Directions

Postcode for the property is SY15 6AP

What3Words Reference is school.windpipe.reading

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.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com