

FOR SALE

10 Maldwyn Way, Montgomery, Powys, SY15 6RD



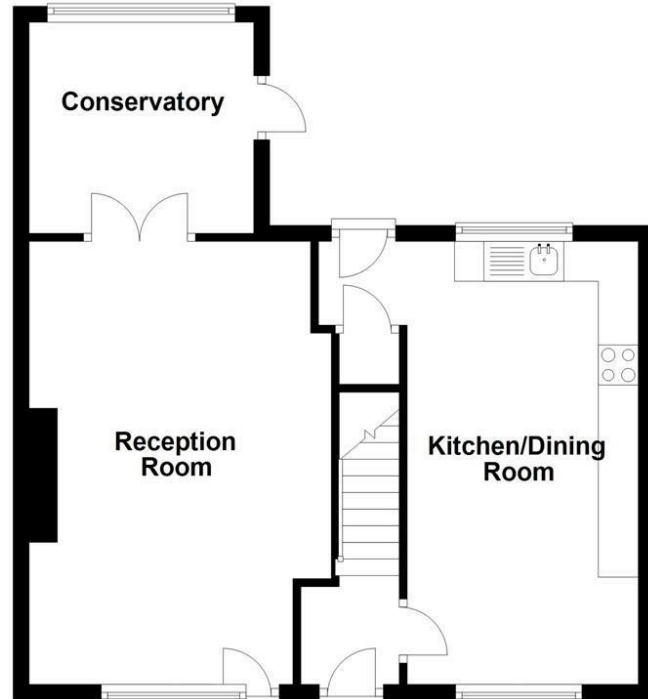
FOR SALE

£285,000

10 Maldwyn Way, Montgomery, Powys, SY15 6RD

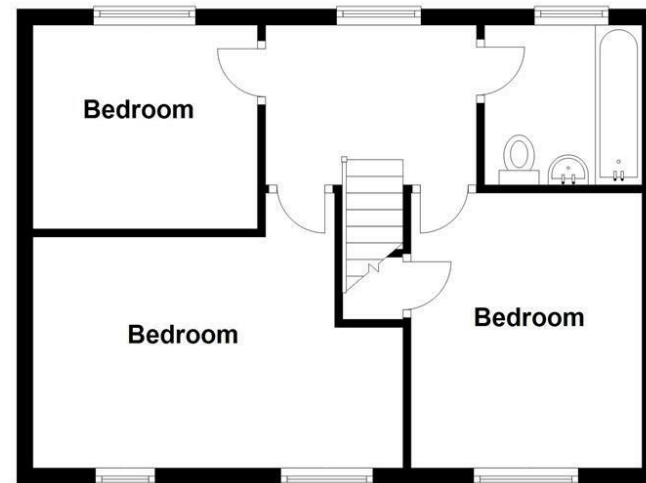
Ground Floor

Approx. 48.7 sq. metres (524.1 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



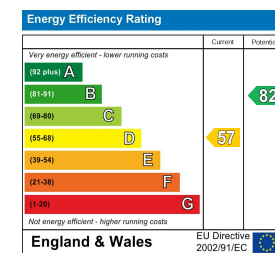
Total area: approx. 91.2 sq. metres (981.8 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007 Plan produced using PlanUp.

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



Situated in a quiet cul de sac in the popular town of Montgomery close to park and playing field this three bedroom detached family house comprises entrance hall, lounge, sun room, kitchen/diner, three bedrooms and bathroom. The property benefits from double glazing, oil fired central heating, off road parking, carport and generous garage, shed, enclosed rear garden and private setting. Viewing advised.



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.



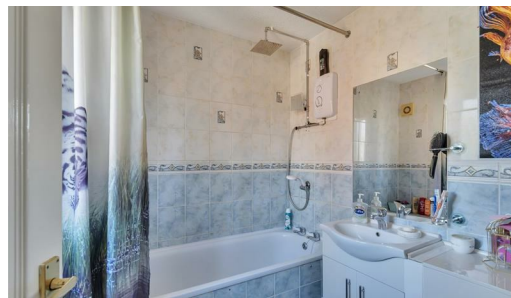
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Detached Family Home
- Three Bedrooms
- Oil Fired Central Heating
- Popular Town Location
- Quiet Position on Cul Du Sac
- Generous Sized Garage

Kitchen/Diner

17'9 x 9'5

Fitted with a range of wall and base units with laminate work surfaces, space for electric cooker, extractor fan, sink drainer unit with mixer tap and plumbing and space for washing machine and dishwasher. Tiled floor, central heating radiator, double glazed windows to both front and rear elevations, space for American style fridge freezer, frosted double glazed rear access door, understairs storage cupboard housing oil fired boiler.

Landing

Double glazed window to the rear elevation, central heating radiator, loft access with boarded storage area.

Bedroom One

maximum measurements 16'6 x 9'6

Being L shaped, two double glazed windows to the front elevation, central heating radiator.

Bedroom Two

11'3 x 9'7

Double glazed window to the front elevation, central heating radiator, airing cupboard.

Bedroom Three

9'0 x 8'5

Double glazed window to rear elevation, central heating radiator, wood laminate floor covering.

Bathroom

Fitted with a white three piece suite, comprising bath with shower over, wash hand basin set on vanity unit, low level W.C., extractor fan, wood laminate floor covering, central heating radiator, frosted double glazed window to the rear elevation.

Externally

To the front the property has paved off street parking area, courtesy light with carport to the right hand side, pedestrian access gate to the rear.

To the rear there is lawned area, metal shed, oil tank, decked seating area, covered paved seating area, courtesy lights.

Garage

16'9 x 12'1

With power and light, two windows to the side elevation, twin opening doors leading to carport, extractor fan.

Services

Mains electricity, water 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'

Viewing

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

Postcode for the property is SY15 6RD

What3Words Reference is - followers.belt.daydreams

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

UPVC Double glazed Entrance Door

Leading into

Entrance Hall

With tiled floors, central heating radiator, stairs off.

Lounge

17'9 x 12'0

Double glazed window to the front elevation, two central heating radiators, electric feature fire with tiled hearth and backing along with decorative timber surround, two wall light points, television points, double glazed french doors leading to

Garden Room

9'3 x 8'3

Wood laminate floor covering, recessed spotlights, double glazed windows to the rear elevation, frosted double glazed UPVC door to the side elevation.