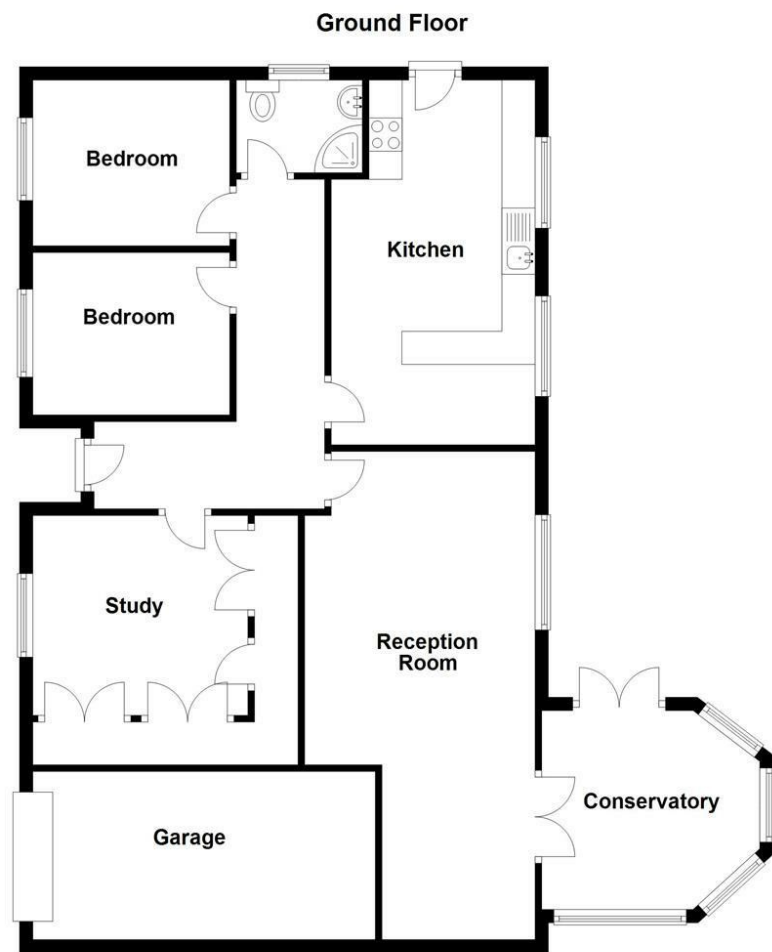
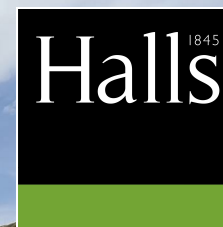


FOR SALE

23 Acrefield Avenue, Guilsfield, Welshpool, Powys, SY21 9PN



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.



FOR SALE

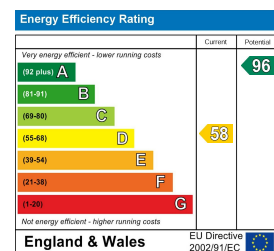
£300,000

23 Acrefield Avenue, Guilsfield, Welshpool, Powys, SY21 9PN

**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



NO ONWARD CHAIN - Three bedroom bungalow situated in the popular village of Guilsfield close to local shop, facilities and bus route. The property requires general modernisation and is of non standard construction.

The accommodation comprises entrance hall, large lounge overlooking the rear garden with conservatory off, kitchen/diner, three bedrooms and shower room. The property benefits from off road parking, single garage, double glazing, gas fired central heating, generous landscaped rear garden overlooking Glanllyn pool.



01938 555 552

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



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Detached Three Bedroom Bungalow
- Private Driveway and Garage
- Conservatory
- Generous Sized Garden
- Popular Village Location
- No Onward Chain

**Kitchen/Dining Room**

18'2 x 9'5 narrowing to 8'1  
Fitted with a range of wall and base units with laminate work surfaces, electric hob and oven, extractor canopy, stainless steel sink drainer unit, mixer tap, plumbing and space for washing machine, two double glazed windows overlooking the rear garden, central heating radiator, tiled splashbacks, frosted double glazed window to the side elevation, space for fridge.

**Bedroom One**

12'6 x 11'6 to wardrobes  
Fitted with a range of built in wardrobes, matching dressing table, bedside drawer units and storage lockers, double glazed window to the front elevation, central heating radiator.

**Bedroom Two**

9'7 x 8'4  
Double glazed window to the front elevation, central heating radiator.

**Bedroom Three**

10'1 x 8'1  
Double glazed window to the front elevation, central heating radiator.

**Shower Room**

With walk in electric corner shower, pedestal wash hand basin, low level W.C., tiled floor, part tiled walls, central heating radiator, frosted double glazed window to the side elevation, extractor fan.

**Externally**

To the front the property has off road parking, single garage, double gates leading to further parking area, stocked borders.

To the rear there is a cupboard housing the gas fired boiler, further storage cupboard, paved patio entertaining area, outside tap, lawned area, well stocked borders with a wide variety of evergreens and shrubs.

**Single Garage**

17'1 x 8'9  
With up and over door, frosted double glazed window to the side elevation, frosted double glazed door to the side, with power and light.

**Agents Notes**

Property is of a non standard steel frame and brick construction. 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 'E'

**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**

Postcode for the property is SY21 9PN

What3Words Reference is evaded.searching.decisive

**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)