

FOR SALE

3 Corndon Drive, Montgomery, Powys, SY15 6RE



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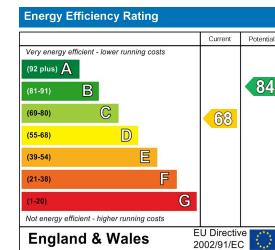
£230,000

3 Corndon Drive, Montgomery, Powys, SY15 6RE

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 the popular town of Montgomery this three bedroom semi detached house has the benefit of off road parking, timber frame garage, conservatory, double glazing and oil fired central heating. The accommodation comprises entrance porch, entrance hall, kitchen/diner, lounge, conservatory, three bedrooms and bathroom. The property is offered for sale with no onward chain.



01938 555 552

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



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2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Semi Detached Property
- Kitchen, Lounge & Conservatory
- Three Bedrooms with Family Bathroom
- Popular Residential Location
- Close to Montgomery's Amenities
- No Onward Chain

Frosted Glazed Entrance Door

Into

Entrance Porch

With tiled floor, central heating radiator.

Entrance Hall

With wood laminate floor covering, stairs off, central heating radiator, smoke alarm.

W.C.

Having wall mounted wash hand basin, low level W.C., wood laminate floor covering, frosted double glazed window to the front elevation, extractor fan, central heating radiator.

Kitchen

11'0 x 10'3

Fitted with a range of Oak fronted wall and base units, with laminate work surfaces, stainless steel sink drainer unit, mixer tap, electric hob and oven, extractor canopy, double glazed window to the front elevation, central heating radiator, tiled floor, plumbing and space for washing machine, shelved storage cupboard.

Lounge

17'3 x 12'2

Having a brick fireplace with electric feature stove set on slate hearth, wood laminate floor covering, central heating radiator, telephone point, double glazed window to the side elevation, television point, double glazed patio doors leading to

Conservatory

13'0 x 11'4

Double glazed windows to three elevations, wood laminate floor covering, two wall light points, double glazed French doors leading to the rear garden.

Landing

Loft access.

Bedroom One

11'3 x 10'6

Double glazed window to the front elevation, central heating radiator, television point.

Bedroom Two

13'0 x 8'4

Double glazed window to the rear elevation, central heating radiator, telephone point.

Bedroom Three

8'7 x 8'5

Double glazed window to the rear elevation, central heating radiator, telephone point and television point.

Bathroom

Fitted with a three piece suite comprising bath with mixer taps and shower attachment off, wash hand basin set on vanity unit, low level W.C., tiled floor, part tiled walls, central heating radiator, airing cupboard, frosted double glazed window to the front elevation, shaver point, extractor fan.

Externally

To the front the property has lawned area, tarmacked off road parking leading to further gated area, oil fired boiler, outside tap and courtesy light.

To the rear there is a blocked paved parking/seating area, oil tank, lawned area and shed.

Timber Framed Garage

15'8 x 9'4

With shelving and work bench.

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 BandPowys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'D'**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 6RE

What3Words Reference is - mammals.warm.clothing

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.

WebsitesPlease note all of our properties can be viewed on the following websites:
www.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com