

FOR SALE

The Moors Rhyd Y Groes, Marton, Welshpool, Powys, SY21 8JJ



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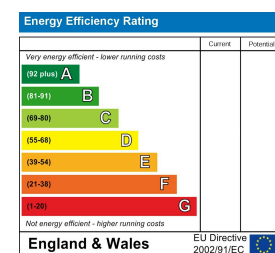
Offers In The Region Of £425,000

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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.

Energy Performance Rating



Agricultural Tie - This spacious three double bedroom bungalow is situated between Welshpool and Montgomery and has the benefit of a plot size of 6.7 acres. The accommodation comprises Entrance porch, entrance hall, shower room, utility, large kitchen/dining room, walk in pantry cupboard, large lounge with open fire, and views over to Corndon and Montgomery, three double bedrooms and family bathroom. The property has oil fired heating a generous amount of off street parking and double garage.



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



- Subject to an Agricultural Tie
- Spacious Detached Bungalow
- Three Double Bedrooms with Family Bathroom
- Farmland Views in a Rural Location
- No Onward Chain
- Viewing is Highly Recommended

Frosted Panelled Glazed Entrance Door
Leading into

Entrance Porch
With quarried tiled floor, door to the rear, door to Garage.

Entrance Hall
With tiled floor, shelved airing cupboard, two central heating radiators. panelled glazed door to the rear elevation, wall light point, large walk in shelved pantry cupboard with loft access, wall light point, walk in storage cupboard.

Shower Room
With electric shower, low level W.C., part tiled walls, frosted double glazed window to the side elevation, central heating radiator, tiled floor.

Utility
11'0 x 8'0
Worcester oil fired boiler, double glazed windows to side and rear elevations, stainless steel sink drainer unit, fitted with a range of wall and base units with laminate work surfaces, central heating radiator, plumbing and space for washing machine, heating and timer controls.

Large Open Plan Kitchen/Dining Room
27'5 x 12'0
Double glazed window to the rear elevation with views to Corndon and Montgomery, double glazed window to the side, panelled glazed French doors leading to the rear patio entertaining area, fitted with a range of wall and base units with laminate work surfaces, electric hob and oven, extractor canopy. One and half bowl sink drainer unit, mixer tap, integrated fridge, tiled splashbacks, recessed spotlights, central heating radiator, tiled floor, television point, telephone point.

Lounge
20'3 x 14'0
Double glazed bay window to the rear elevation with views over to Corndon and Montgomery, panelled glazed French doors to the rear patio entertaining area, two central heating radiators, open fire with marble hearth and surround, two wall light points, television point.

Bedroom One
15'0 x 13'4
Double glazed windows to the front and side elevations, central heating radiator, twin built in wardrobes with hanging rails.

Bedroom Two
12'3 x 11'3
Double glazed window to the side elevation, central heating radiator, twin built in wardrobes with hanging rails.

Bedroom Three
11'5 x 10'0
Double glazed window to the front elevation, central heating radiator.

Family Bathroom
10'0 x 9'2
Fitted with a white three piece suite comprising, bath, low level W.C., pedestal wash hand basin, part tiled walls, frosted double glazed window, shaver point, two wall, light points, central heating radiator.

Externally
To the front the property has gravelled driveway and parking area, lawned area and side tap, established trees with hedge surround. Oil tank. Entrance canopy leading to frosted glazed entrance door with side windows.

To the side of the property there is a lawned area with a variety of trees and shrubs.

To the rear there is a lawned area, fruit trees and bushes, polytunnel, courtesy light, five bar gate leading into paddock, septic tank, paved patio area and covered seating area.

Double Garage
20'5 x 18'7
With up and over door, has windows to the rear elevation, fuse board and loft access, door to Entrance Hall.

Paddock
Situated to the rear of the property of around 6.7 acres

Agents Notes
This property has an agricultural tie.

Services
Mains electricity, water and oil central heating are connected at the property, there is septic tank for private drainage. 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 'F'

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 8JJ

What3Words Reference is ///measure.prep.videos

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