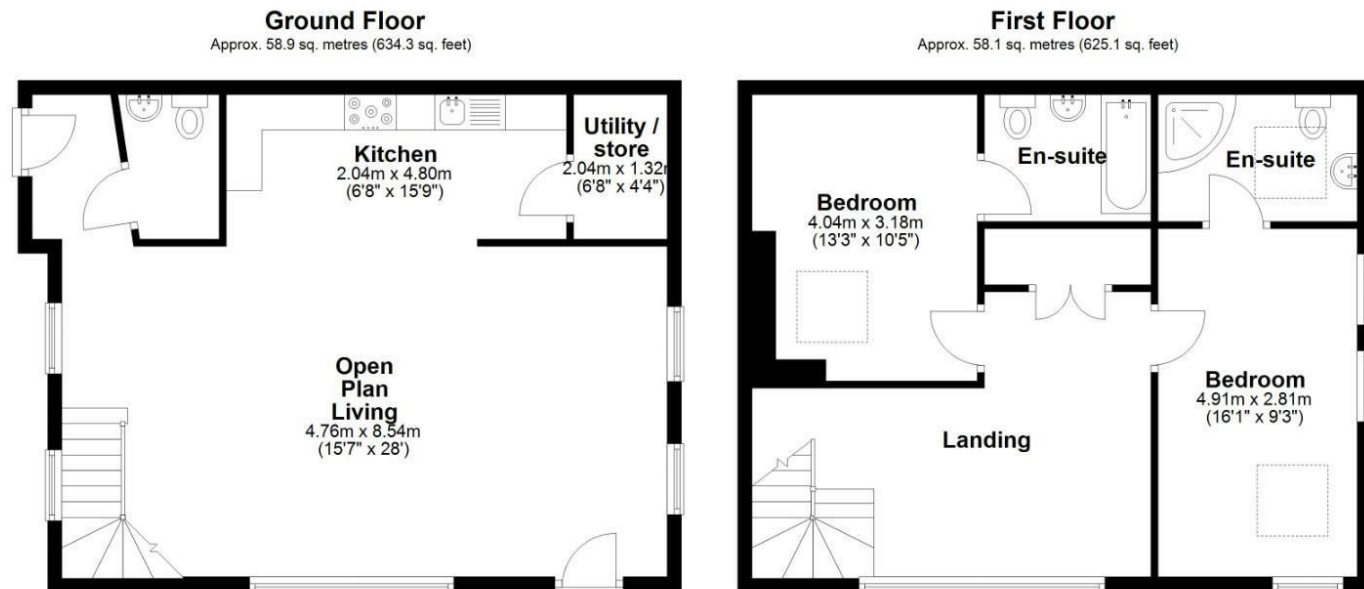


FOR SALE

The Sunday School, Pool Road, Montgomery, Powys, SY15 6QY



Total area: approx. 117.0 sq. metres (1259.4 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.

Sunday School KAD, *

FOR SALE

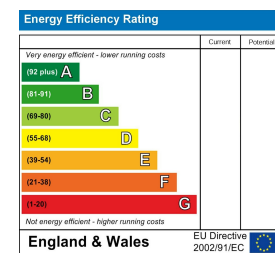
Offers In The Region Of £275,000

The Sunday School, Pool Road, Montgomery, Powys, SY15 6QY

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 quite unique, grade two listed, property was formerly a Sunday school and was converted around 16 years ago by the current owners to create a large open plan, contemporary living accommodation with full height stained glass window, kitchen and walk in pantry/utility, galleried landing to the first floor with walk in wardrobe and vaulted ceiling master bedroom with bathroom en suite, further double bedroom with en suite shower room. The property has oil fired central heating, pleasant gardens with elevated patio area with lovely views and two allocated parking spaces. The property requires refurbishment and 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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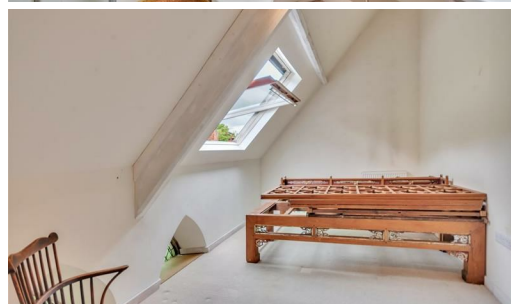
1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Unique Grade II Listed Property
- Open Plan Living Accommodation
- Feature Stained Glass Windows
- Character Vaulted Ceilings
- Popular Location of Montgomery
- No Onward Chain

Panelled Glazed Entrance Door

Leading into

Open Plan Living Area

28'3 max measurement x 23'2 max measurement
Vaulted area with full height stain glass window, with two windows to the front elevation and two windows to the rear elevation creating a light, bright airy open plan living space. Door to the side elevation, exposed floorboards, turned staircase off, three central heating radiators, recessed spot lights, under stairs storage cupboard.

Kitchen Area

Fitted with a range of base units with wooden work surfaces, stainless steel doors, Range Master oven, stainless splashback and extractor canopy, walk in pantry cupboard with shelving, extractor fan, plumbing and space for both washing machine and dishwasher.

W.C.

Having low level W.C., wash hand basin, fuse board.

Galleried Landing

With central heating radiator, vaulted ceiling, walk in wardrobe, access to attic void.

Bedroom One

13'2 x 12'0

Double glazed roof lights, central heating radiator, television point, telephone point, exposed and painted beams.

En-Suite

Bath with mixer tap and shower attachment, low level W.C., wash hand basin, heated towel rail, part tiled walls, extractor fan, recessed spotlights.

Bedroom Two

16'4 x 9'4

Double glazed roof light, central heating radiator, vaulted ceiling, exposed and painted beams.

En-Suite

With walk in corner shower, low level W.C., wash hand basin, double glazed roof light and heated towel rail.

Externally

The property has two allocated parking spaces, gravelled pathway, garden area stocked with a variety of shrubs, steps up to paved seating area with views. Oil tank, steps down to boiler room 12'0 x 10'3 having airing cylinder and Grant oil fired boiler.

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'

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 SY15 6QY

What3Words Reference is ///releasing.business.miracle

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