

FOR SALE

26 Court Close, Abermule, Montgomery, SY15 6NU



Total area: approx. 117.5 sq. metres (1264.8 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.

26 Court Close KAD, *



FOR SALE

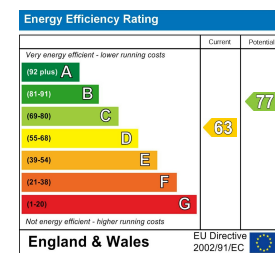
Offers in the region of £275,000

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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



Situated in the village of Abermule this three / four bedroom family house offers flexible living accommodation with a generous parking area. The accommodation comprises entrance hall, W.C. lounge, kitchen, utility, playroom/bed four, dining room, conservatory, landing, two double bedrooms, single bedroom and family bathroom. The property benefits from ample off road parking, lawned gardens to rear, oil fired central heating and double glazing.



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



- Detached Family Property with Ample Parking
- Living Room along with a Conservatory
- Three/Four Bedrooms with Family Bathroom
- Popular Village Location
- Close to Primary School and Community Centre
- Easy Commute to either Newtown or Welshpool

Frosted Double Glazed Entrance Door

Leading into

Entrance Hall

With stairs off, central heating radiator, thermostat heating controls, smoke alarm.

W.C.

With low level W.C., wall mounted wash hand basin, extractor fan.

Lounge

12'7 x 11'7

Double glazed window to the front elevation, electric feature fire, central heating radiator, television point, three wall light points.

Kitchen

10'0 x 9'9

Fitted with a range of wall and base units with laminate work surfaces, one and a half bowl stainless steel sink drainer unit with mixer tap, double glazed window to the rear elevation, space for fridge freezer, electric hob, twin oven, extractor canopy, tiled effect laminate flooring, opening into

Utility Room

9'0 x 7'8

Plumbing and space for washing machine, tumble dryer and dishwasher, laminate work surface, double glazed rear access door, cupboard housing Worcester boiler, central heating radiator.

Play Room/Bedroom Four

9'8 x 8'9

Wood laminate floor covering, double glazed window to the front elevation, central heating radiator, loft access.

Dining Room

9'8 x 9'5

Wood laminate floor covering, double glazed French doors leading into Conservatory, central heating radiator.

Conservatory

12'9 x 11'4

Wood laminate floor covering, double glazed windows to three elevations, double glazed French leading into the Garden.

Landing

Frosted double glazed window to the side elevation, loft access, smoke alarm.

Bedroom One

14'7 x 9'2

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

Bedroom Two

11'8 x 8'7

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

Bedroom Three

10'9 x 6'6

Double glazed window to the front elevation, central heating radiator, built in wardrobe and storage cupboard.

Bathroom

Fitted with four piece suite, comprising bath, low level W.C., pedestal wash hand basin, electric shower, frosted double glazed window to the rear elevation, extractor fan, central heating radiator, airing cupboard, shaver light, tiled splashbacks.

Externally

To the front the property has approached along a shared driveway leading to large gravelled parking and turning area, external power point, courtesy lights, entrance canopy, paved seating area, shed and gate to rear.

To the rear there is a metal oil tank, outside tap, lawned gardens to the rear and side.

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 'C'

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 6NU

What3Words Reference is ///shoulders.perch.deep

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