

FOR SALE

Low Eaves 1 Breidden Way, Guilsfield, Welshpool, Powys, SY21 9PT



FOR SALE

£230,000

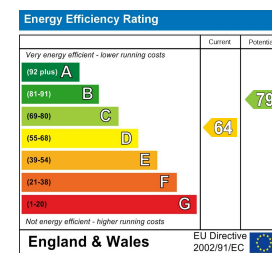
Low Eaves 1 Breidden Way, Guilsfield, Welshpool, Powys, SY21 9PT

Situated on a private corner plot with beech hedge surround this detached two bedroom bungalow comprises entrance hall, lounge, kitchen, two bedrooms, bed three / dining room, W.C. along with bathroom. The property has off street parking, single garage, double glazing and gas fired combination central heating. In need of modernisation. Located in the popular village of Guilsfield. No Onward Chain

**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,

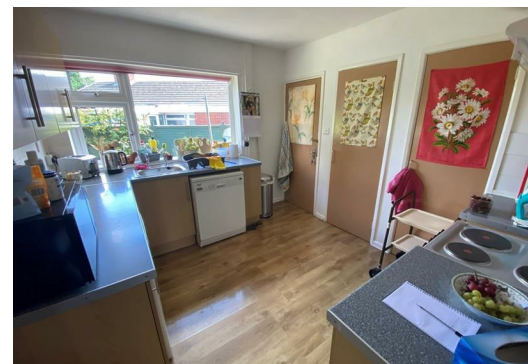
who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01938 555 552

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



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2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Detached 2/3 Bedroom Bungalow
- Gas Central Heating
- Garage and Off Road Parking
- In Need of Modernisation
- Popular Village Location
- No Onward Chain

**Glazed Entrance Door**

Leading into

**Entrance Hall**

With blocked flooring, central heating radiator, loft access, smoke alarm.

**Lounge**

13'8 x 11'3

Open fire with tiled surround, two wall light points, double glazed window to the side elevation, television point, central heating radiator.

**Kitchen**

10'9 x 9'4

Fitted with a range of wall and base units with laminate work surfaces, space for electric cooker, stainless steel sink drainer unit, double glazed window to the rear elevation, extractor canopy, smoke alarm, space for fridge, plumbing and space for dishwasher. Part tiled walls, shelved airing cupboard housing gas fired combination boiler, shelved pantry, door to rear porch, central heating radiator.

**Bedroom Three/Dining Room**

10'9 x 8'9

Double glazed window to rear elevation, central heating radiator.

**W.C.**

Having low level W.C., part tiled walls, frosted double glazed window to the front elevation, central heating radiator.

**Bathroom**

Bath with electric shower over, pedestal wash hand basin, frosted double glazed window to the front elevation, part tiled walls, central heating radiator, wall mounted electric heater, extractor fan.

**Bedroom One**

12'1 x 11'2

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

**Bedroom Two**

12'5 x 12'3

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

**Garage**

15'1 x 10'7

Window to the rear elevation, up and over door, butler sink with tap.

**Externally**

To the front the property has gated pedestrian access, the front garden has a lawned area, stocked borders with beech hedge surrounding, courtesy light.

To the side of the property there is gated off road parking leading to the Garage, courtesy light.

To the rear there is a paved seating area, coal bunker and stock borders.

**Services**

Mains electricity, water and gas central heating are connected at the property. Satisfactory EICR and a Gas Safety Certificate can be provided for the property.

**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 9PT

What3Words Reference is ///passwords.elevator.slice

**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)