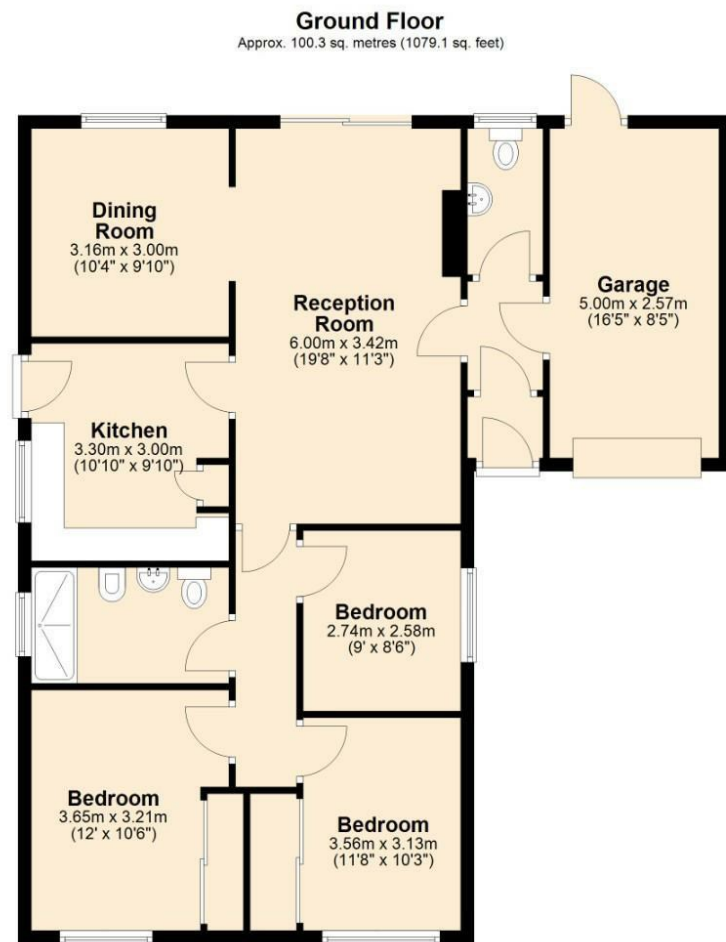


FOR SALE

9 Waterloo Fields, Forden, Welshpool, Powys, SY21 8LF



Total area: approx. 100.3 sq. metres (1079.1 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.



FOR SALE

£250,000

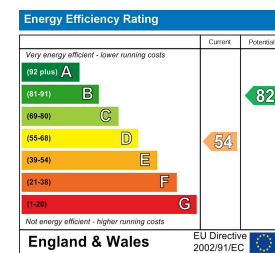
9 Waterloo Fields, Forden, Welshpool, Powys, SY21 8LF

Situated in a quiet cul de sac in the village of Forden, close to Welshpool, this three bedroom detached bungalow comprises entrance porch, entrance hall, garage W.C., lounge opening into dining room, kitchen, three bedrooms and shower room. The property has electric heating, double glazing, front and rear gardens and off road parking.

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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01938 555 552



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Three Bedroomed Detached Bungalow
- Quiet Cul de Sac Location
- Kitchen, Lounge and Dining Room
- Single Garage with Private Driveway Parking
- Easy to Manage Garden to Rear
- Popular Village Location

Lounge

19'8 x 11'5
With electric feature fire with brick surround, quarry tiled hearth, double glazed patio doors leading to the rear garden, television point, wall mounted storage heater, archway to

Dining Room

10'4 x 9'8
Wood laminate floor covering, two wall mounted storage heaters, double glazed window to rear elevation.

Kitchen

10'8 x 10'2
Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink drainer unit, space for electric cooker, plumbing and space for washing machine, tiled splashbacks, double glazed window to the side elevation, wall mounted storage heater, airing cupboard, double glazed side access door.

Inner Hallway

With wood laminate floor covering, wall mounted storage heater, loft access.

Bedroom One

11'6 x 10'7
Double glazed window to the front elevation, wall mounted electric heater, range of built in mirror fronted wardrobes, telephone point.

Bedroom Two

10'2 x 9'7
Double glazed window to the front elevation, wall mounted electric heater, range of built in mirror fronted wardrobes.

Bedroom Three

8'8 x 8'2
Double glazed window to the side elevation, wall mounted electric heater.

Bathroom

Fitted with a four piece suite comprising low level W.C., bidet, pedestal wash hand basin, walk in electric double shower, frosted double glazed window to the side elevation, extractor fan, wall mounted storage heater.

Externally

To the front the property has tarmacked off road parking, lawned area, stocked border with pedestrian access gate to the side of the property, courtesy light.

To the rear there is a paved patio seating area, gravelled area for ease of maintenance, lawn, greenhouse, metal shed and courtesy light.

Services

Mains electricity and water are connected at the property. Central Heating is electric. 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 SY21 8LF

What3Words Reference is ///hips.deed.telephone

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