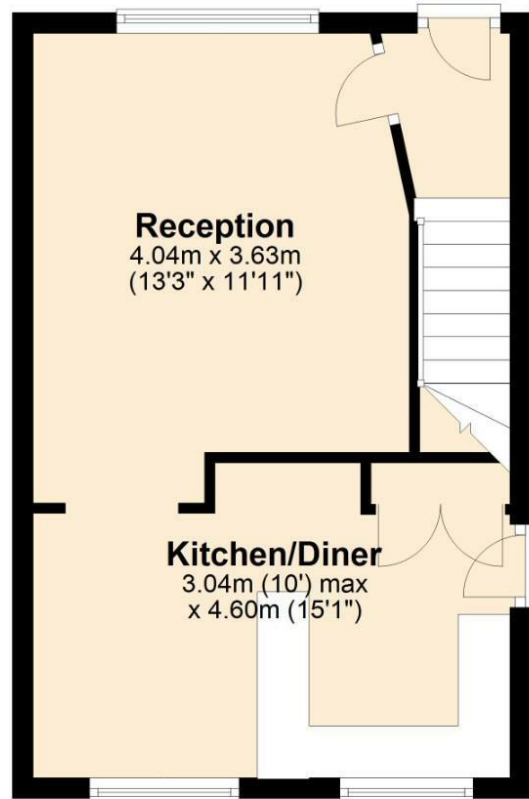


FOR SALE

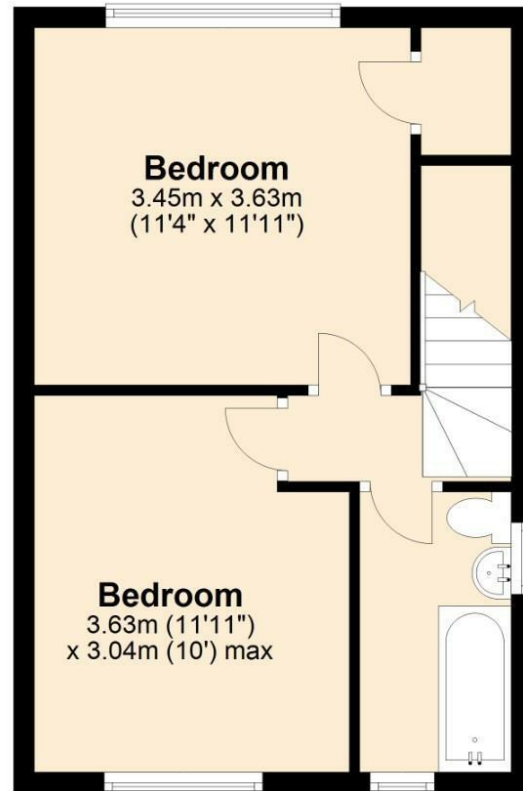
15 Bronwylfa Road, Welshpool, SY21 7RA



Ground Floor



First Floor



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

Offers in the region of £167,000

15 Bronwylfa Road, Welshpool, SY21 7RA

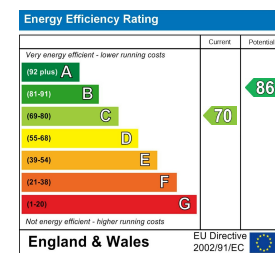
Situated close to local schools and amenities this two double bedroom semi detached property comprises entrance hall, lounge, open plan and refitted kitchen/diner, landing, two double bedrooms and refitted bathroom. The property has two off road parking spaces to the front and pleasant lawned garden and patio area, there is a store to the side and tiered rear garden with lawn and paved seating area. The property has lovely views across the valley, double glazing and gas fired central heating. 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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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Two Bedroomed Semi Detached Property
- Refitted Kitchen and Bathroom
- Double Glazing and Gas Central Heating
- Close to Amenities of Welshpool
- Off Road Parking and Gardens
- No Onward Chain

Frosted Double Glazed Entrance Door

With side window, leading into

Entrance Hall

With central heating radiator, smoke alarm, stairs off, thermostat heating control, liomia wood effect laminate flooring.

Lounge

12'6 x 12'2

Double glazed window to the front elevation with views across the valley, central heating radiator, wood laminate floor covering, opening into

Kitchen/Dining Room

15'0 x 8'1

Fitted with a range of high gloss cream wall and base units with laminate work surfaces, integrated dishwasher, stainless steel sink drainer unit, mixer tap, wall mounted Worcester central heating boiler, two double glazed windows overlooking the rear garden. Tiled splashbacks, electric hob and oven, stainless steel extractor canopy, fuse board, breakfast bar, built in larder cupboards, central heating radiator.

Landing

With smoke alarm, glazed window to the side elevation, heating timer controls.

Bedroom One

11'8 x 9'8

Double glazed window to the front elevation with views across the valley, central heating radiator, large built in wardrobe with two hanging rails.

Bedroom Two

maximum measurements 12'7 x 9'9

Being L shaped, double glazed window to the rear elevation, central heating radiator.

Bathroom

Fitted with a white three piece suite comprising P shaped bath with mixer tap, shower attachment and screen, pedestal wash hand basin, low level W.C., heated chrome towel rail, frosted double glazed window to side and rear elevations, tiled walls, loft access, shaver point, airing cupboard.

Externally

To the front the property has two off road parking spaces, a fenced lawned area, paved seating area, entrance canopy with courtesy light over the front door.

To the side of the property has a storage cupboard, plumbing and space for washing machine, there is a walk through storage shed with tap, power point, providing access to the rear garden.

To the rear garden there is a concrete seating area with steps leading up to a tiered garden with lawned area, paved seating area and shed.

Agents Notes

This property is offered for sale with no onward chain.

Services

Mains electricity, water and gas 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 SY21 7RA

What3Words Reference is ///quietest.player.crunch

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