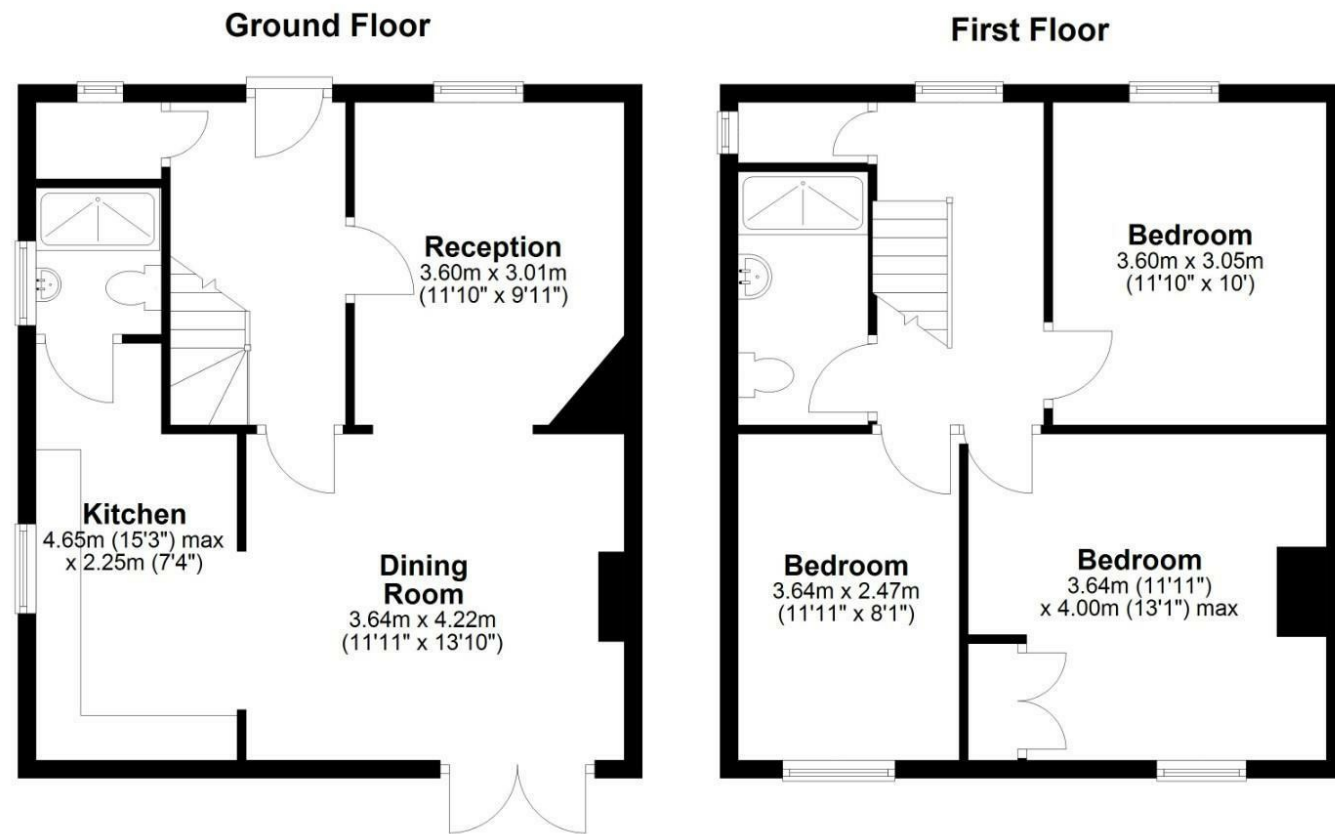


FOR SALE

5 Erw Wen, Welshpool, Powys, SY21 7HG



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 £200,000

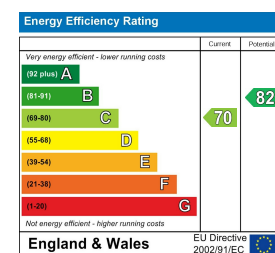
5 Erw Wen, Welshpool, Powys, SY21 7HG

No Onward Chain - Refurbished three bedroom semi detached family house situated close to local school and amenities. entrance hall, open plan living area, lounge with wood burning stove and French doors to rear opens into both dining room and refitted kitchen, refitted shower room, landing three generous bedrooms and refitted shower room. The property has double glazing, off road parking, Worcester gas fired combination boiler and a generous lawned rear garden.

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



3 Bedroom/s



2 Bath/Shower Room/s



- Spacious Three Bedroomed Semi Detached House
- Open Plan Living Space
- Lounge Benefitting from a Log Burner
- Large Garden and Off Road Parking Area
- Close to Welshpool Amenities
- No Onward Chain

#### Timber Entrance Door

Leading into

#### Entrance Hall

With wood laminate floor covering, central heating radiator, turned staircase off, understairs storage cupboard, smoke alarm, storage cupboard with plumbing and space for washing machine, frosted double glazed window, shelving, tiled floor.

#### Open Plan Living Area

##### Lounge

13'8 x 11'7

With inset Arrow stove set on slate tiled hearth, wood laminate floor covering, central heating radiator, double glazed French doors leading to the rear, opens into both Dining Room and Kitchen.

#### Dining Room

12'3 x 10'1

Double glazed window to the front elevation, central heating radiator, wood laminate floor covering, door to Entrance Hall, television point.

#### Kitchen

15'1 maximum measurements x 7'6 maximum measurement

Refitted with a range of cream shaker style wall and base units with laminate work surfaces, gas hob, electric oven, stainless steel extractor canopy, stainless steel sink drainer unit, mixer tap, integrated dishwasher, electric kick heater, tiled splashbacks, tiled floor, space for fridge freezer, double glazed window to the side elevation.

#### Shower Room

Fitted with a white suite, there is a walk in double shower, low level W.C., pedestal wash hand basin, heated chrome towel rail, frosted double glazed window to the side elevation, shaver point, extractor fan, part tiled walls, tiled floor.

#### Landing

Storage cupboard with wall mounted Worcester gas fired combination boiler, timer controls, frosted double glazed window, loft access.

#### Bedroom One

13'9 x 11'9

Double glazed window to the rear elevation, central heating radiator, built in double wardrobe.

#### Bedroom Two

12'0 x 9'9

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

#### Bedroom Three

12'1 x 7'7

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

#### Shower Room

Refitted with a walk in electric double shower, low level W.C., pedestal wash hand basin, heated chrome towel rail, frosted double glazed window to the side elevation, extractor fan, shaver point, tiled floor, part tiled walls.

#### Externally

To the front the property has gated off road parking for four cars, lawned area, pedestrian gate to the rear, entrance canopy, courtesy light and storage shed.

To the rear there is a concrete seating area with steps down to a large lawned area with apple tree and hedge surround.

#### 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'

#### Viewing

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 7HG

What3Words Reference is ///dorms.file.fines

#### 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