

FOR SALE

9 Greenfields, Welshpool, Powys, SY21 7BW



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

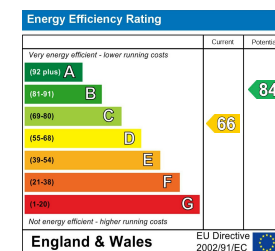
Offers in the region of £225,000

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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 a short walk from local shops and town centre this three bedroom mid terrace house has been refurbished to a high standard. The accommodation comprises lounge with feature fire and bay window, dining room with stairs off and display shelving, refitted kitchen with fitted appliances, refitted bathroom, large master bedroom with one window to the front, double room to rear. The property has generous well fenced low maintenance lawned garden, a garage and off road parking to the rear. Must be viewed to appreciate the high quality of presentation throughout.



01938 555 552

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



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2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Refurbished Three Bedroom Mid Terrace
- Character Features Throughout
- Re-fitted Kitchen and Bathroom to a High Standard
- Timber Garage, Off Road Parking and Rear Garden
- Situated on the Flat and Close to Town Amenities
- Viewing Highly Recommended

**Double Glazed Entrance Door**  
Leading into

**Lounge**  
11'6 x 10'9  
Oak effect flooring, feature Living Flame gas fire with cast iron surround, radiator, three wall light points, double glazed bay window to the front elevation, telephone point, meter cupboard.

**Dining Room**  
14'0 x 11'6  
With tiled flooring, radiator, large understairs storage cupboard, two wall light points, recess with glass shelving and light, stairs off, double glazed window to rear.

**Kitchen**  
8'10 x 7'0  
Fitted with a range of wall and base units, drawer units, wood effect laminate work surfaces, wall units, integrated freezer, Zanussi electric oven with microwave above, inset sink unit and mixer tap, Neff dishwasher, extractor canopy, tiled splashbacks.

**Utility**  
11'6 x 4'3  
Laminate work surfaces, plumbing and space for washing machine and tumble dryer, tiled flooring.

**Bathroom**  
With three piece suite comprising P shaped bath with mixer tap and waterfall shower head over with shower screen, low level W.C., large slab top wash hand basin with vanity drawers under, extractor canopy, tiled walls and floor, built in storage cupboard housing gas fired Worcester boiler, heated towel rail, wall cabinets, loft access, double glazed window, recessed spotlights.

**Landing**  
Central heating radiator, loft access with drop down ladder.

**Bedroom One**  
11'0 x 11'9  
With double glazed window to the front elevation, central heating radiator, feature cast fire place.

**Bedroom Two**  
10'8 x 10'3  
Double glazed window to the rear elevation, built in wardrobe, central heating radiator.

**Bedroom Three**  
8'4 x 7'3  
Central heating radiator, double glazed window to the rear of the property.

**Externally**  
To the front the property has gravelled area with a brick wall, railings, paved path to the front door.

To the rear there is vehicular access to gravelled off road parking area, timber garage, laid to lawn with fenced surround, paved patio seating area ideal for outside entertaining, courtesy lights.

**Timber Garage**  
15'9 x 9'0

**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 'B'

**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 7BW

What3Words Reference is summit.lift.translated

**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