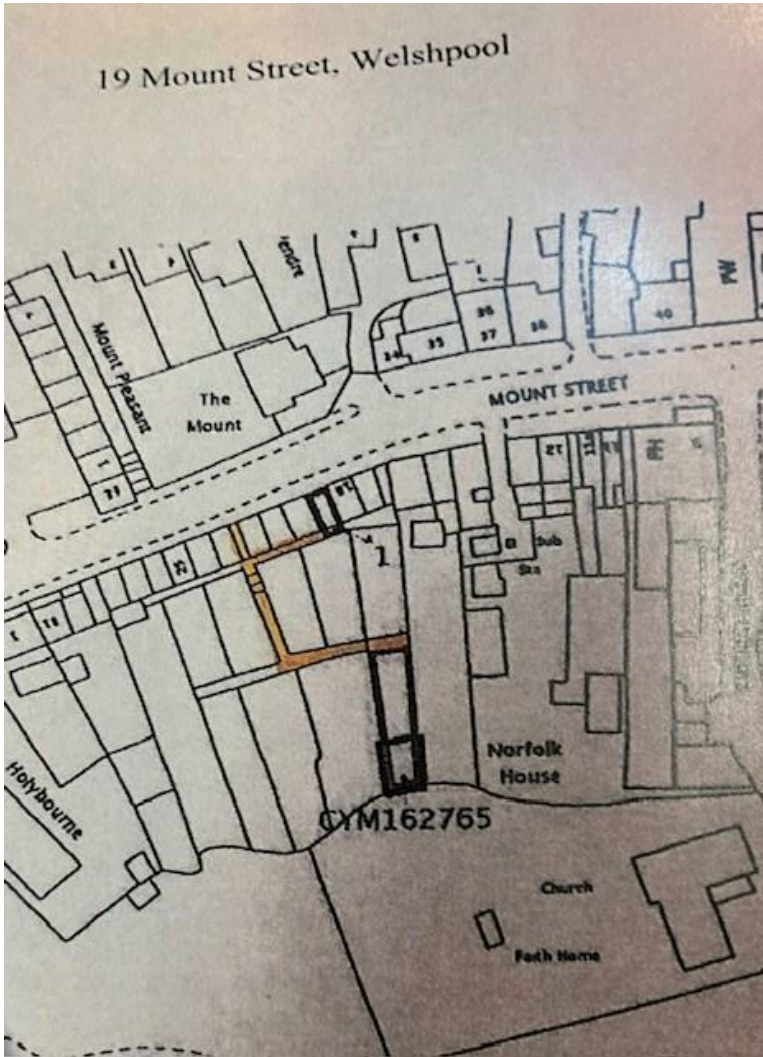


FOR SALE

19 Mount Street, Welshpool, SY21 7LW



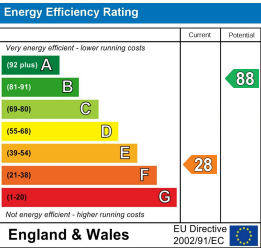
FOR SALE No Offers £65,000

19 Mount Street, Welshpool, SY21 7LW

**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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

\*Cash buyers only\*

Viewing comes highly recommended of this one bedroom mid terraced property, located centrally within the town of Welshpool and just a short walk to the High Street and all local amenities. This property benefits a private garden to the rear, exposed period features and a successful letting history. A great renovation opportunity which would suit the buy to let investor or those looking for a project.







1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



Description

\*Cash buyers only\*

Viewing comes highly recommended of this one bedroom mid terraced property, located centrally within the town of Welshpool and just a short walk to the High Street and all local amenities. This property benefits a private garden to the rear, exposed period features and a successful letting history. A great renovation opportunity which would suit the buy to let investor or those looking for a project.

**Double Glazed Frosted UVPC Entrance Door**  
Leading directly into

**Living Room**  
11'1" x 11'11"  
Comprising a wood burning stove on an elevated stone base and background, exposed wooden beams, double glazed recess window and single glazed frosted door leading to the kitchen area.

**Kitchen**  
9'10" x 5'3"  
Range of electrical points and water inlet, rear facing double glazed frosted UVPC door leading to garden area.

**Landing**  
Accessed up from the kitchen, with bedroom to the right and bathroom to the left.

**Bedroom**  
10'4" x 9'6"  
Double glazed front facing window, loft access, built in storage cupboard and wooden floorboards.

**Bathroom**  
7'4" x 7'2"  
Rear facing double glazed frosted window with water inlet for plumbing.

**Garden**  
To the rear of the property is a lawn area and there are also solar panels located to the rear of the roof.

**Services**  
Mains drainage, electricity and water 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 A.

**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 7LW.

What3words - tutorial.written.informs

**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