

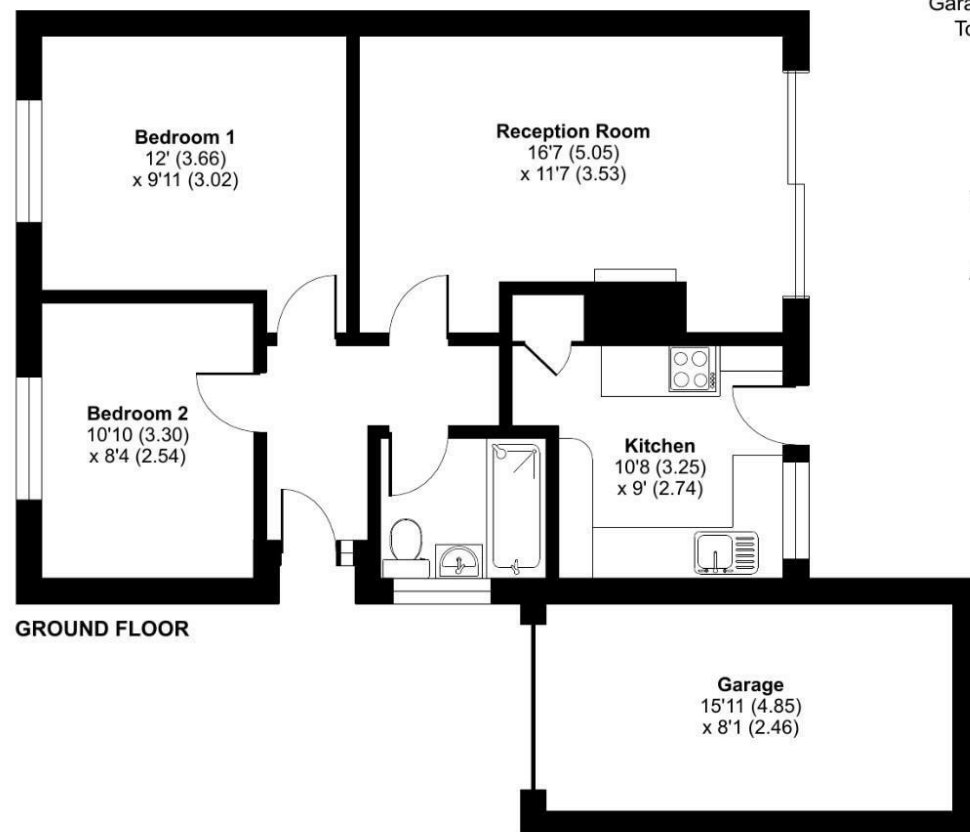
FOR SALE

Arosfa, 25 Gungrog Hill, Welshpool, SY21 7TJ

Halls 1845

Gungrog Hill, Welshpool, SY21

Approximate Area = 615 sq ft / 57.1 sq m
Garage = 131 sq ft / 12.2 sq m
Total = 746 sq ft / 69.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1249479



FOR SALE

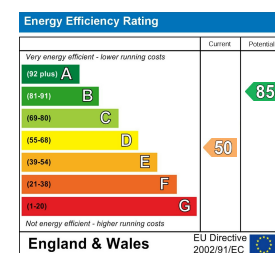
Offers in the region of £190,000

Arosfa, 25 Gungrog Hill, Welshpool, SY21 7TJ

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



England & Wales EU Directive 2002/91/EC

Halls 1845

01938 555 552

Welshpool Sales

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



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01938 555 552



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- No Onward Chain
- Rural Views Down The Valley
- Garage and Off Road Parking
- Two Double Bedrooms
- Requires Refurbishment
- Electric Heating

UPVC entrance door with frosted double glazed side window into

Entrance Hall

Storage heater, loft access.

Lounge

Open fire with tiled hearth and surround, double glazed patio doors to rear, wall mounted storage heater.

Kitchen

Fitted with a range of wall and base units with laminate work surfaces, double glazed window to the rear elevation, UPVC rear access door, sink drainer unit, plumbing and space for washing machine, space for electric cooker, extractor canopy, splash backs.

Bedroom 1

Double glazed window to the front elevation, wall mounted electric heater.

Bedroom 2

Double glazed window to the front elevation, wall mounted electric heater.

Bathroom

Bath, pedestal wash hand basin, low level WC, frosted double glazed window to side elevation, wall mounted electric shower, wall mounted electric heater.

Externally

To the front the property has off road parking, lawned area with stocked borders, gate to side of property. To the rear paved patio, lawn and open aspect along the valley.

Garage

with up and over door, power and light.

Services

Mains electricity, water and electric 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 'D'

Directions

Postcode for the property is SY21 7TJ

What3Words Reference is live.hurricane.autumn

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

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