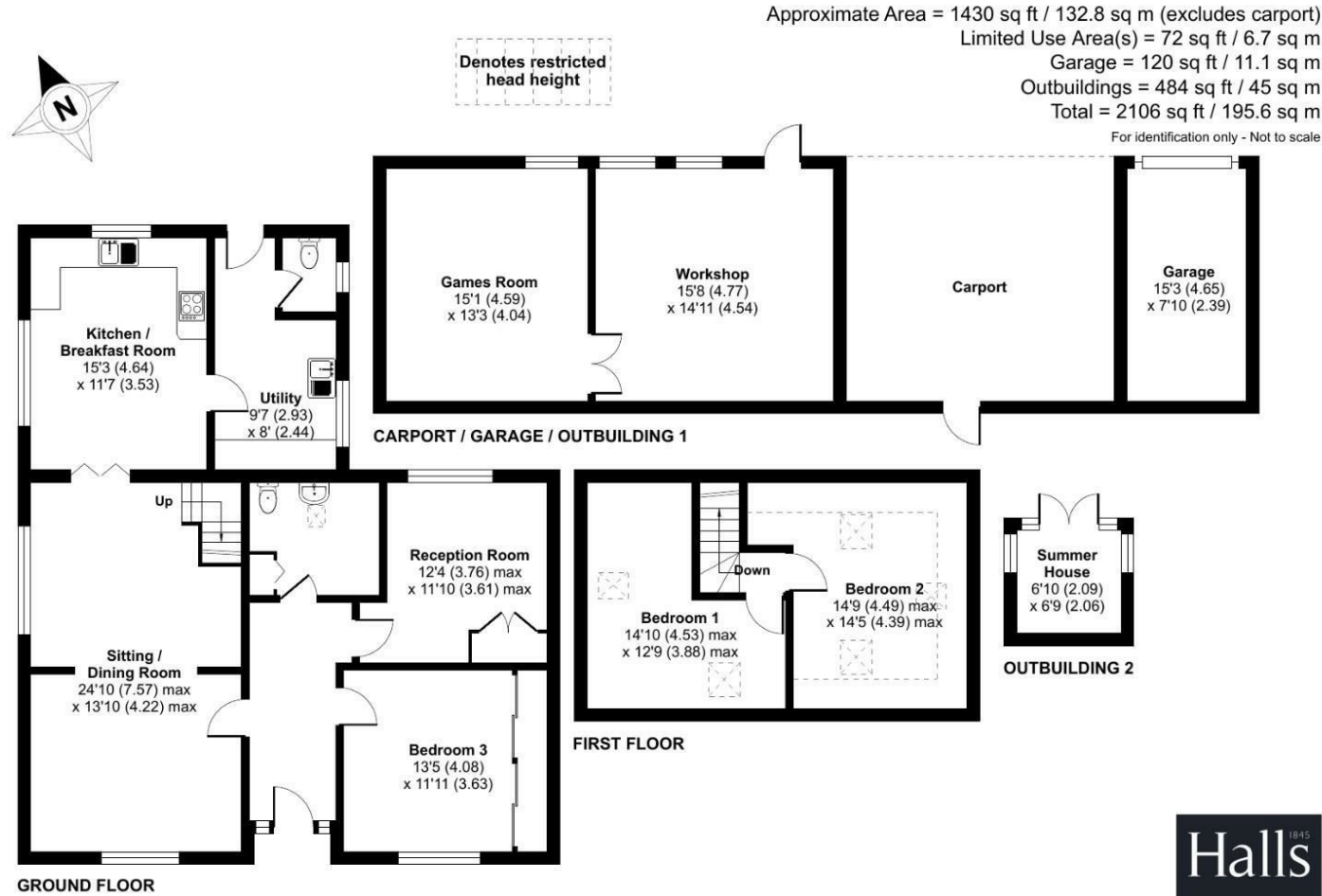


FOR SALE

Brooklands Marton, Welshpool, Powys, SY21 8JX



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1269790



FOR SALE

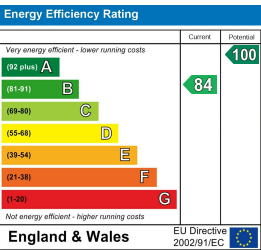
Offers in the region of £400,000

Brooklands Marton, Welshpool, Powys, SY21 8JX

**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



onTheMarket.com



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1 Reception  
Room/s



4 Bedroom/s



1 Bath/Shower  
Room/s



- Four bedroom detached dormer bungalow
- Situated in a rural location on the edge of the village of Marton
- Lovely rural views
- Accommodation includes lounge/diner, kitchen/breakfast and utility room
- The property sits in a generous plot with off road parking, garage, car port and workshop
- Oil fired central heating, double glazing, and solar PV panels

Frosted double glazed entrance door leading into Entrance Hall with radiator.

**Lounge/ Dining Room**

Woodblock flooring, two radiators, double glazed windows to front, two double glazed windows to side, television point, stairs off, folding doors to

**Kitchen/ Breakfast Room**

Fitted with a range of wall and base units with laminate work surfaces, one and a half bowl stainless steel sink drainer unit with mixer tap, electric hob and oven, extractor canopy, double glazed windows to side and rear, tiled surround, space for fridge freezer, radiator, loft access, fuse board, recess spotlights, door to

**Utility Room**

Stainless steel sink drainer unit with mixer tap, double glazed window to the side elevation, plumbing and space for washing machine and dishwasher, range of wall units with laminate work surfaces, Worcester oil fired boiler, radiator, frosted double glazed rear access door.

**W.C.**

Low level W.C., radiator, frosted double glazed window.

**Bedroom One**

Double glazed window to the front elevation, radiator, built-in wardrobes.

**Bedroom Two**

Double glazed window to the rear elevation, radiator, built-in wardrobe.

**Wetroom**

Low level W.C., wash hand basin set on vanity unit, heated chrome towel rail, shower, tiled floor, part-tiled walls, double glazed roof light, shelved airing cupboard, extractor fan.

**Bedroom Three**

Three double glazed roof lights, radiator, exposed wood flooring, eaves access point, television point.

**Bedroom Four**

Two double glazed roof lights, radiator, exposed wooden flooring, eaves access point, television point.

**Externally**

To the front, the property has gated off-road parking and turning area, lawned area to the front with hedge surround, courtesy light, outside tap, external power point, stocked borders. To the rear there is a single garage, car port, paved patio area, workshop, outside tap, courtesy light, greenhouse, lawned area, fruit trees, vegetable plots, fruit bushes and summer house.

**Agents Notes**

This property is fitted with solar PV panels.

**Services**

Mains electricity, mains and private water, private drainage and oil central heating are connected at the property. None of these services have been tested by Halls.

**Local Authority/Tax Band**

Shropshire Council, The Guildhall, Frankwell Quay, Shrewsbury, Shropshire, SY3 8HQ Telephone: 0345 678 9000

The property is in band 'D'

**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 8JX

What3Words Reference is charities.liver.jousting

**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](http://www.halls.gb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)