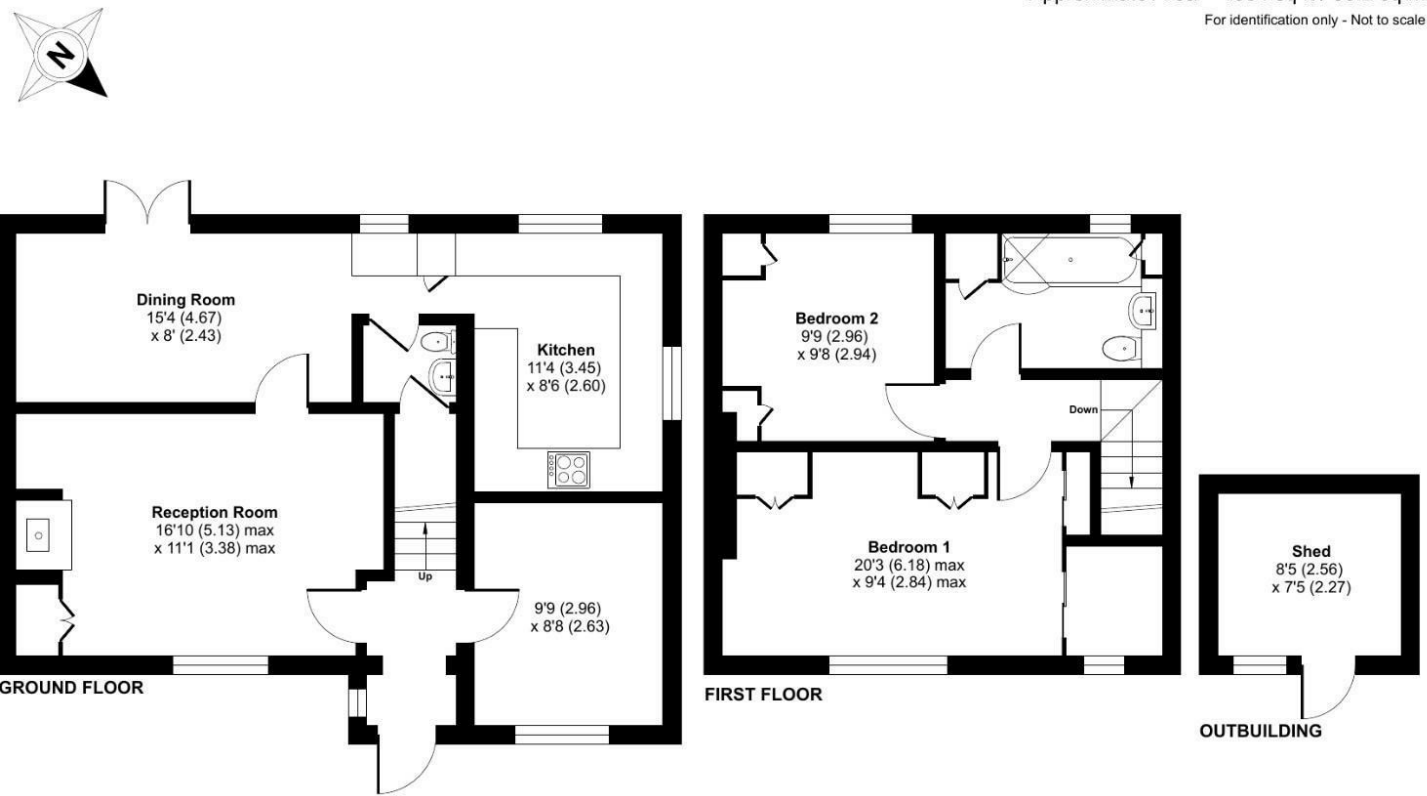


FOR SALE

Glan Dwr, Fron, Montgomery, Powys, SY15 6RZ



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Halls. REF: 1285104



FOR SALE

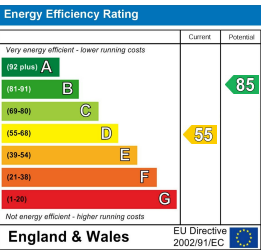
Offers in the region of £170,000

Glan Dwr, Fron, Montgomery, Powys, SY15 6RZ

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



Extended and improved three bedroom semi detached property with farmland views to the rear. This well presented accommodation comprises entrance hall, study/ third bedroom, lounge with original inglenook fireplace with wood burning Parkray stove, dining room, fitted kitchen, W.C., landing, two double bedrooms both with built-in wardrobes and refitted bathroom. The property has off-road parking, a well stocked rear garden with patio area and kitchen garden area, double glazing and oil fired heating.



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



- **Extended and improved three bedroom semi detached property**
- **Well presented accommodation comprising study/bedroom, lounge, dining room, kitchen**
- **Two double bedrooms both with built-in wardrobes and refitted bathroom**
- **Well stocked rear garden with patio area and kitchen garden area**
- **Farmland views to the rear**
- **Off-road parking**

Frosted double glazed entrance door leading into

Entrance Hall

Stairs off, radiator.

Bedroom Three/ Study

Double glazed window to front elevation, tiled floor, radiator, telephone point.

Lounge

Original inglenook fireplace with inset woodburning Parkray stove set on granite hearth with brick surround, built-in storage cupboards to one side, tiled floor, radiator, two wall light points, door to

Dining Room

Tiled floor, radiator, double glazed patio doors leading to rear patio entertaining area, opening into

Kitchen

Fitted with a range of wall and base units with laminate work surfaces, one and a half bowl sink drainer unit, mixer tap, oil fired boiler, plumbing and space for washing machine, tiled floor, plumbing and space for dishwasher, Calor Gas hob, electric oven, extractor canopy, double glazed windows to side and rear elevations, recess spotlights, loft access, space for fridge freezer, tiled splashbacks, under unit lighting, chrome radiator.

W.C.

Wash hand basin set on vanity unit with storage cupboard under, low level W.C., chrome towel rail, tiled walls, under stair storage cupboard, extractor fan.

Landing

Loft access with drop down ladder, boarded storage area, radiator.

Bedroom One

Double glazed window to the front elevation, radiator, built-in wardrobes to one wall, wood laminate floor covering.

Bedroom Two

Double glazed window to rear elevation, radiator, wood laminate floor covering, built-in wardrobes with storage lockers over, shelving.

Bathroom

Re-fitted with a white suite comprising wash hand basin set on granite vanity unit with storage cupboard under, low level W.C., frosted double glazed window to rear, p-shaped bath with pumped Aqualisa dual head rainfall shower and screen, recess spotlights, radiator, part tiled walls, shaver point, mirror, shelved airing cupboard.

Externally

To the front of the property there is concrete off-road parking, courtesy light, paved area (currently being transferred to the Property Land Registry Title), wood store. To the rear there is a paved patio entertaining area with farmland views, insulated workshop with double glazed window, work bench and shelving, lawned area with well stocked raised borders and wide variety of flowers and perennials, open aspect over farmland to rear, brick shed, external hot and cold taps, kitchen garden area with raised vegetable bed, fruit bushes and cherry tree, paved seating area.

Services

Mains electricity, mains water and private drainage 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'

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 SY15 6RZ

What3Words Reference is almost.leader.shoelaces

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