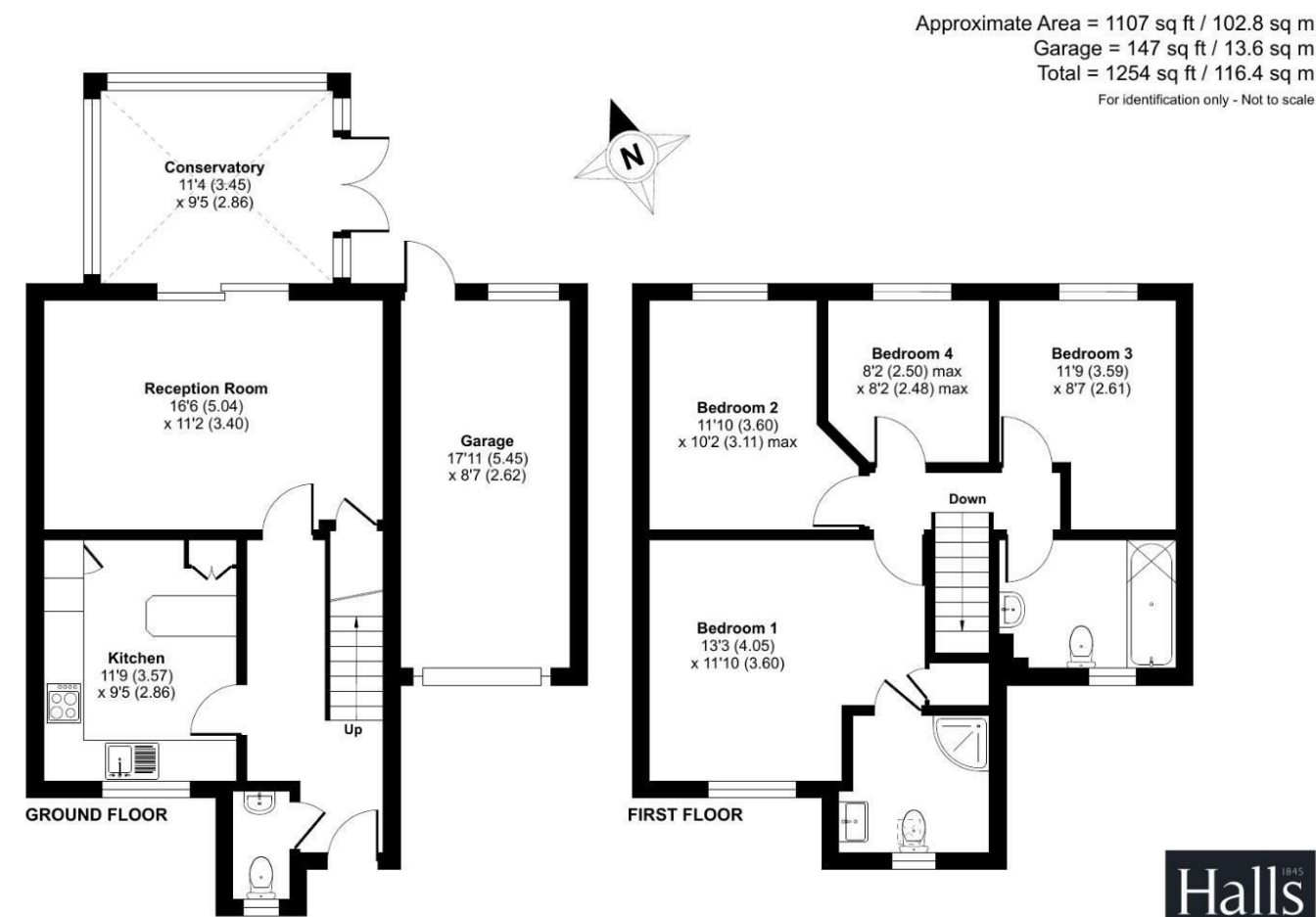


FOR SALE

30 Dol Y Felin, Abermule, Montgomery, Powys, SY15 6BB



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1277432



FOR SALE

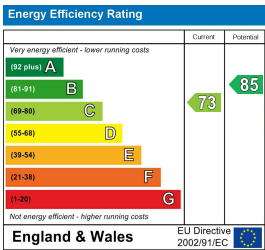
Offers in the region of £300,000

30 Dol Y Felin, Abermule, Montgomery, Powys, SY15 6BB

**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 in the village of Abermule this four bedroom detached house comprises entrance hall, W.C., kitchen/breakfast room, lounge, conservatory, landing, master bedroom with ensuite, three further bedrooms, family bathroom. The property has off road parking, single garage, front and rear gardens, double glazing, gas fired heating and no onward chain.



01938 555 552

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



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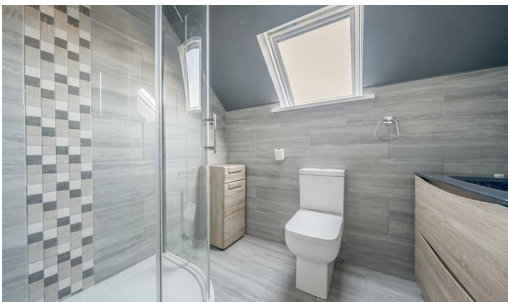
1 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



- Situated in the village of Abermule
- Four bedroom detached house
- Comprises entrance hall, W.C., kitchen/breakfast room, lounge, conservatory, family bathroom
- The property benefits double glazing and gas fired heating
- Off road parking, single garage with front and rear gardens
- No onward chain

Frosted double glazed entrance door leading into

**Entrance Hall**

Radiator, wooden flooring, stairs off.

**W.C.**

Low level W.C., wash hand basin, frosted double glazed window.

**Kitchen**

Fitted with a range of wall and base units with laminate work surfaces, one and a half bowl sink drainer unit with mixer tap, double glazed window to front elevation, tiled floor, plumbing and space for washing machine, breakfast bar, integrated dishwasher, radiator, gas hob, electric oven, integrated fridge freezer, extractor canopy.

**Lounge**

Gas fire with marble heath and backing, decorative timber surround, wooden flooring, radiator, under stair storage cupboard, three wall light points, television point, double glazed patio doors to

**Conservatory**

Double glazed windows to three elevations, double glazed French doors leading out into the rear garden, wood laminate flooring.

Landing with loft access

**Bedroom One**

Double glazed window to front elevation, wood laminate floor covering, radiator, two wall light points, television point.

**Ensuite**

Walk-in electric shower, low level W.C., wash hand basin set on vanity unit, heated chrome towel rail, extractor fan, tiled walls, tiled floor, double glazed roof light.

**Bedroom Two**

Double glazed window to rear, wood laminate floor covering, radiator.

**Bedroom Three**

Double glazed window to rear elevation, wood laminate floor covering, radiator.

**Bedroom Four**

Double glazed window to the rear elevation, wood laminate floor covering, radiator.

**Bathroom**

Bath with electric shower over and screen, low level W.C., pedestal wash hand basin, radiator, frosted double glazed window, extractor fan, tiled floor, part tiled walls, shaver point.

**Externally**

To the front, the property is laid to lawn with tarmac off-road parking, courtesy lights, single garage with up and over door; power, light and rear access door. To the rear there is a decked area, laid lawn and shed.

**Agents Notes**

This property is for sale with no onward chain.

**Services**

Mains electricity, water and 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 'E'

**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 6BB

What3Words Reference is verve.crunch.villa

**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)