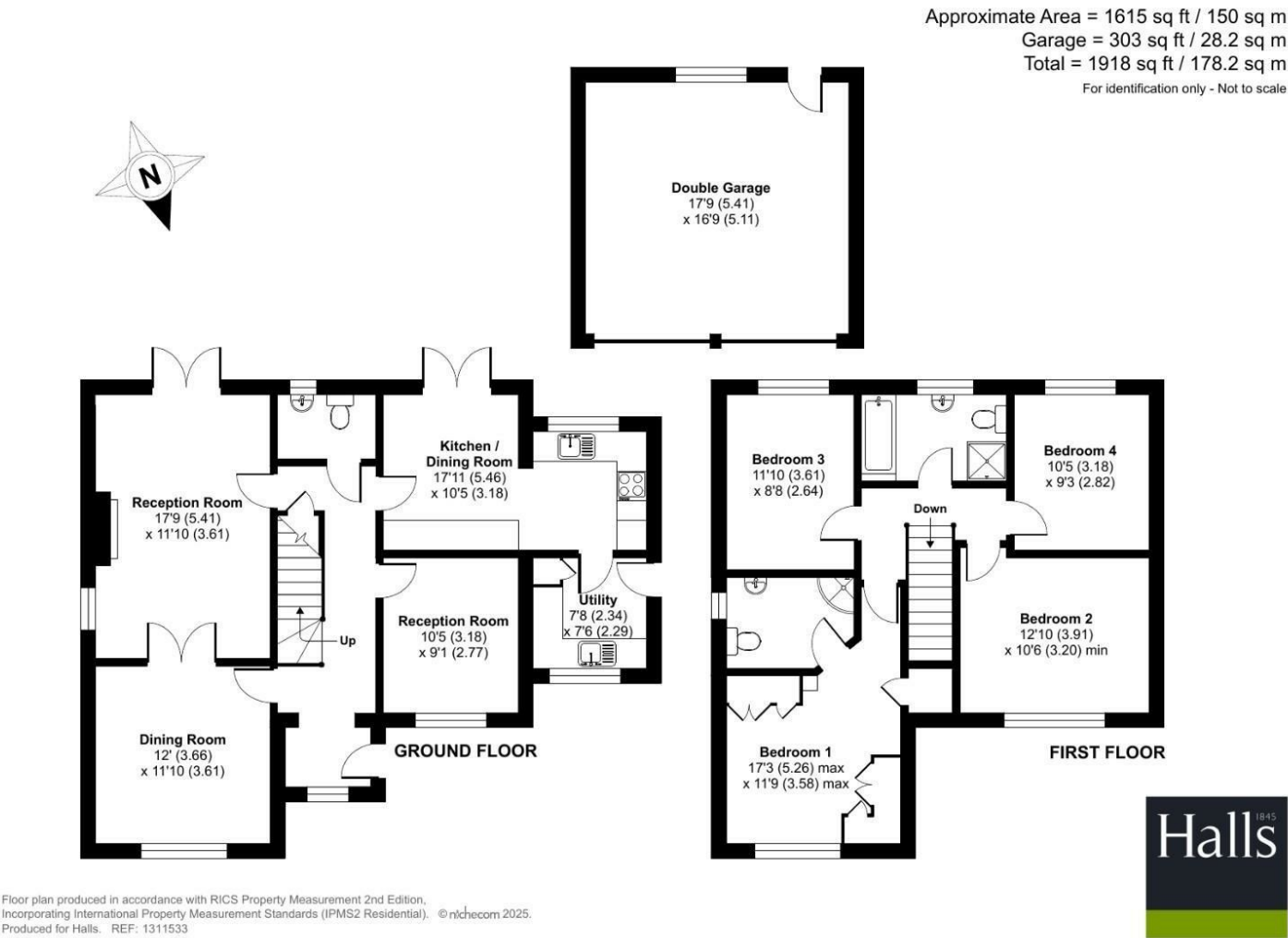


FOR SALE

8 Corndon Drive, Montgomery, Powys, SY15 6RE



FOR SALE

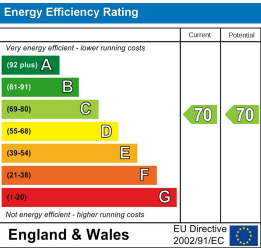
Offers in the region of £440,000

8 Corndon Drive, Montgomery, Powys, SY15 6RE

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 popular town of Montgomery, this well presented four bedroom detached family house backs on to open farmland with lovely rural views to the rear and has solar PV panels. The accommodation comprises of an entrance hall, W.C., lounge, dining room, snug/study, kitchen/breakfast room, utility room, landing, principle bedroom with ensuite, three further generous bedrooms and four piece family bathroom. The property has off road parking for four cars, twin garage, oil fired central heating, double glazing, is a short walk from local amenities and is offered for sale with no onward chain.



01938 555552

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



onTheMarket.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.



hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01938 555552



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Well presented four bedroom detached family house
- Situated in the popular town of Montgomery
- Backs on to open farmland with lovely rural views to the rear
- Accommodation includes lounge, dining room, snug/study, kitchen/breakfast room, utility, principle bedroom with ensuite, three further generous bedrooms and family bathroom
- Off road parking for four cars, twin garage, oil fired central heating and double glazing throughout
- No onward chain

Frosted double glazed entrance door leading to

Entrance Hall

Part tiled floor, turned staircase off, double glazed window to front elevation, telephone point, radiator, under stairs storage cupboard, smoke alarm.

W.C.

Pedestal wash hand basin, low level W.C., frosted double glazed window to rear elevation, radiator, extractor fan.

Lounge

Living flame gas fire with polished marble hearth and backing, decorative timber surround, double glazed window to side elevation, radiator, double glazed French doors leading to rear paved entertaining area, three wall light points, telephone point, television point, twin panel glazed doors opening into

Dining Room

Window to front elevation, radiator, two wall light points.

Study/ Snug

Double glazed window to front elevation, radiator.

Kitchen/ Breakfast Room

Fitted with a range of wall and base units with laminate work surfaces, gas hob, electric twin oven, stainless steel sink drainer unit with mixer tap, double glazed window to rear elevation, tiled splashbacks, extractor canopy, integrated dishwasher, breakfast bar, glass fronted display cabinet, radiator, double glazed French doors leading out into

Utility Room

Fitted with a range of wall and base units with laminate work surfaces, plumbing and space for washing machine, integrated fridge, space for fridge and freezer, double glazed window to front elevation, tiled splashbacks, radiator, frosted double glazed side access door, wall mounted oil fired boiler, heating timer controls, extractor fan, loft access.

Landing

Loft access, radiator.

Bedroom One

Double glazed window to front elevation, radiator, shelved airing cupboard.

Ensuite

Walk-in electric corner shower, pedestal wash hand basin, low level W.C., frosted double glazed window to side elevation, shaver point, part tiled walls, extractor fan, radiator.

Bedroom Two

Double glazed window to front elevation, radiator.

Bedroom Three

Double glazed window to rear elevation, radiator.

Bedroom Four

Double glazed window to rear elevation, radiator.

Family Bathroom

Fitted with a white four piece suite comprising of pedestal wash hand basin, low level W.C., bath, walk in electric shower, radiator, part tiled walls, double glazed roof light, extractor fan.

Externally

To the front the property has blocked paved parking for four cars, twin garage with roller shutter doors, loft access, power and light and pedestrian access door to rear, gate to rear, courtesy light, established trees and lawn. To the rear there is a lawned area, paved patio entertaining area, summer house, pergola, sunshade, tap, power point, rural farmland views, stocked borders with a variety of shrubs and evergreens, pear and apple trees, shed, oil tank, cupboard storage area, rear access door to garage and courtesy light.

Agents Notes

The property is fitted with solar PV panels and is offered for sale with no onward chain.

Services

Mains electricity, water, drainage and oil fired central 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 'F'

Viewings

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Directions

Postcode for the property is SY15 6RE

What3Words Reference is pose.grudges.connector

Anti Money Laundering Checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Websites

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com