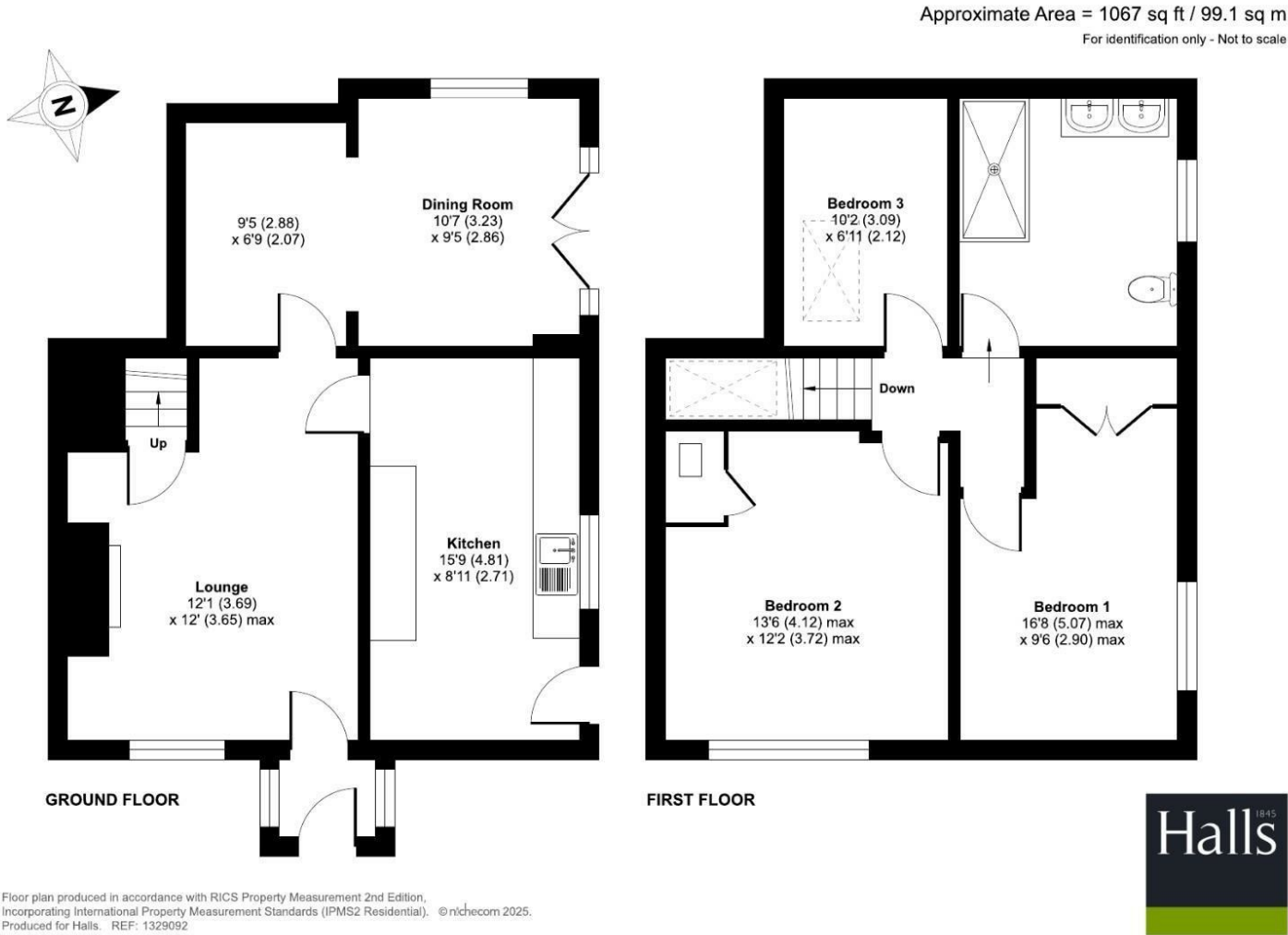


FOR SALE

2 Stone Cottage, Garthmyl, Montgomery, Powys, SY15 6RW



FOR SALE

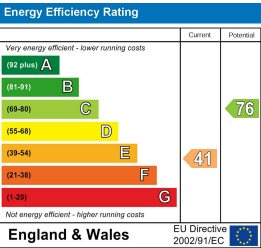
Offers in the region of £275,000

2 Stone Cottage, Garthmyl, Montgomery, Powys, SY15 6RW

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



No Onward Chain. This spacious three bedroom semi detached cottage comprises of an entrance porch, lounge with open fire, refitted kitchen with appliances included an oil fired boiler, dining room with French doors leading into the garden, landing, three generous bedrooms and refitted shower room. The property has gravelled off road parking, lawned garden area to the side, pergola with brick built BBQ and three storage sheds.



01938 555552

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



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01938 555552



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Three bedroom semi-detached cottage
- Spacious internal layout
- Refitted kitchen and shower room
- Gravelled off road parking
- Lawned garden with pergola ideal for entertaining
- For sale with no onward chain

Double glazed door leading into

Entrance Porch

Double glazed windows to either side, panel glaze door leading into

Lounge

Open fire with stone surround and hearth, double glazed window to front elevation, radiator, glazed door to staircase, exposed ceiling beam, telephone point, shelved recess, door to Kitchen and Dining Room.

Kitchen

Refitted with a range of modern range of wall and base units with laminate work surfaces, electric hob and oven, stainless steel extractor canopy, fridge freezer, stainless steel sink drainer unit, mixer tap, double glazed window to side elevation, washing machine and dishwasher, Mistral oil fired boiler and timer controls, radiator, tiled floor and walls, double glazed access door to side.

Dining Room

Double glazed French doors leading out into the garden, double glazed window to rear elevation, two radiators, four wall light points.

Landing

Roof light, radiator.

Bedroom One

Double glazed window to front elevation, radiator, storage cupboard, loft access.

Bedroom Two

Roof light, radiator.

Bedroom Three

Double glazed window to side elevation, two built in shelved storage cupboards.

Shower Room

Refitted with a large walk in electric shower, twin wash hand basins set on vanity unit with drawers under, low level W.C., frosted double glazed window to side elevation, heated chrome towel rail, radiator, tiled walls, loft access, recess spotlights.

Externally

To the front of the property is gated access, gravelled area to the side, lawned area and shed with hedge surround. To the side is a pergola with tiled floor and brick built barbeque ideal for entertaining, courtesy lights, paved patio, gravelled parking area, outside tap, two storage sheds, oil tank and gated vehicular access.

Agents Notes

The rear vehicular access is over a neighbouring property of which you have a legal right of way. The septic tank is on the neighbouring field for which there is a legal deed of easement. This property is offered for sale with no onward chain.

Services

Mains electricity, mains 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

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'C'

Directions

Postcode for the property is SY15 6RW

What3Words Reference is flanked.archduke.basket

Viewings

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

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