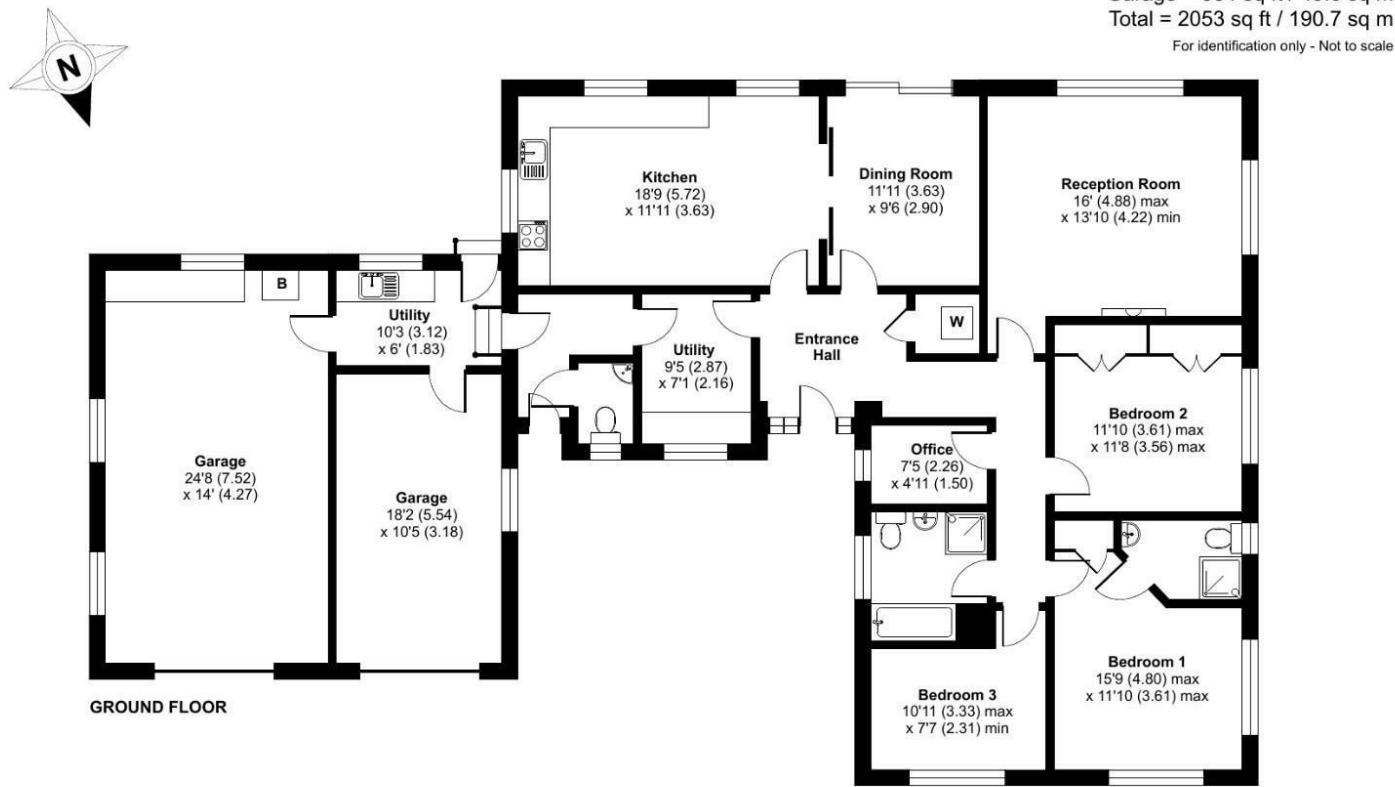


FOR SALE

Ashlands, Forden, Welshpool, Powys, SY21 8NB



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Halls. REF: 1329069



FOR SALE

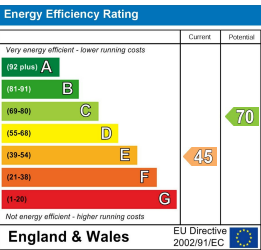
Offers in the region of £475,000

Ashlands, Forden, Welshpool, Powys, SY21 8NB

**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 individually designed large three bedroom bungalow has large plot with orchard and two paddocks of 0.56 acre and 0.31 acre both with road access. The spacious accommodation comprises of an entrance hall, kitchen/breakfast room, dining room, lounge, rear hallway, W.C., utility room, boot room with access into twin garages, principal bedroom with ensuite, two further bedrooms and a study. The property has a large parking and turning area, double glazing, oil fired central heating, large metal shed and greenhouse.



01938 555552

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



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01938 555552



2 Reception  
Room/s



3 Bedroom/s



2 Bath/Shower  
Room/s



- Individually designed three bedroom bungalow
- Set in a large plot
- Spacious accommodation
- Large parking and turning area with large metal shed and greenhouse
- Two paddocks of 0.56 acres and 0.31 acres both with road access
- No onward chain

Double glazed door leading into

**Entrance Hall**

Large walk-in shelved airing cupboard, two radiators, smoke alarm.

**Lounge**

Electric fire with marble hearth backing and decorative timber surround, double glazed windows to side and rear elevations, two wall light points, radiator, television point, telephone point.

**Kitchen/ Breakfast Room**

Fitted with a range of oak fronted wall and base units with laminate work surfaces, stainless steel sink drainer unit, mixer tap, electric hob, stainless steel extractor canopy, electric NEFF oven and microwave, tiled floor, two radiators, double glazed windows to side and rear elevations, telephone point, television point, integrated fridge, glazed sliding doors leading to

**Dining Room**

Double glazed patio doors to rear elevation, radiator.

**Side Hallway**

Tiled floor, radiator.

**W.C.**

Wall mounted wash hand basin, low level W.C., tiled floor, radiator, frosted double glazed window.

**Utility Room**

Fitted with a range of base units with stainless steel sink drainer unit, mixer tap, laminate work surfaces, plumbing and space for washing machine, double glazed window to front elevation, extractor fan, radiator.

**Rear Boot Room**

Double glazed door and window to rear elevation, tiled floor, base unit with stainless steel sink drainer unit, mixer tap, radiator, doors to both Garages.

**Garage One**

Up and over roller door, power and light, frosted double glazed window to side.

**Garage Two/ Workshop**

Up and over roller door, power and light, base units, double glazed windows to both side and rear elevations, loft access, Warmflow oil fired boiler, radiator.

**Bedroom One**

Double glazed windows to front and side elevations, radiator, built in wardrobe, television point, telephone point.

**Ensuite**

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

**Bedroom Two**

Double glazed window to side elevation, radiator, two built in double wardrobes, television point, telephone point.

**Bedroom Three**

Double glazed window to front elevation, radiator.

**Office/ Study**

Double glazed window to side elevation, telephone point, radiator.

**Bathroom**

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

**Externally**

To the front, the property has gated vehicular access with a large Tarmacadam parking and turning area, courtesy lights, lawn, hedge surround with Evergreens, twin garage and an outside tap. To the side of the property is a planted orchard with lawn. To the rear is a paved patio area, courtesy light, lawn, outside tap, greenhouse, oil tank, large metal shed with gated access to the rear L-shaped paddock measuring 0.56 of an acre with roadside access and gate to second paddock measuring 0.31 of an acre again with roadside access.

**Agents Notes**

A footpath runs through the smaller paddock. This property is offered for sale with no onward chain.

**Services**

Mains electricity, mains water, private 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'

**Directions**

Postcode for the property is SY21 8NB

What3Words Reference is contacts.waistcoat.avid

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