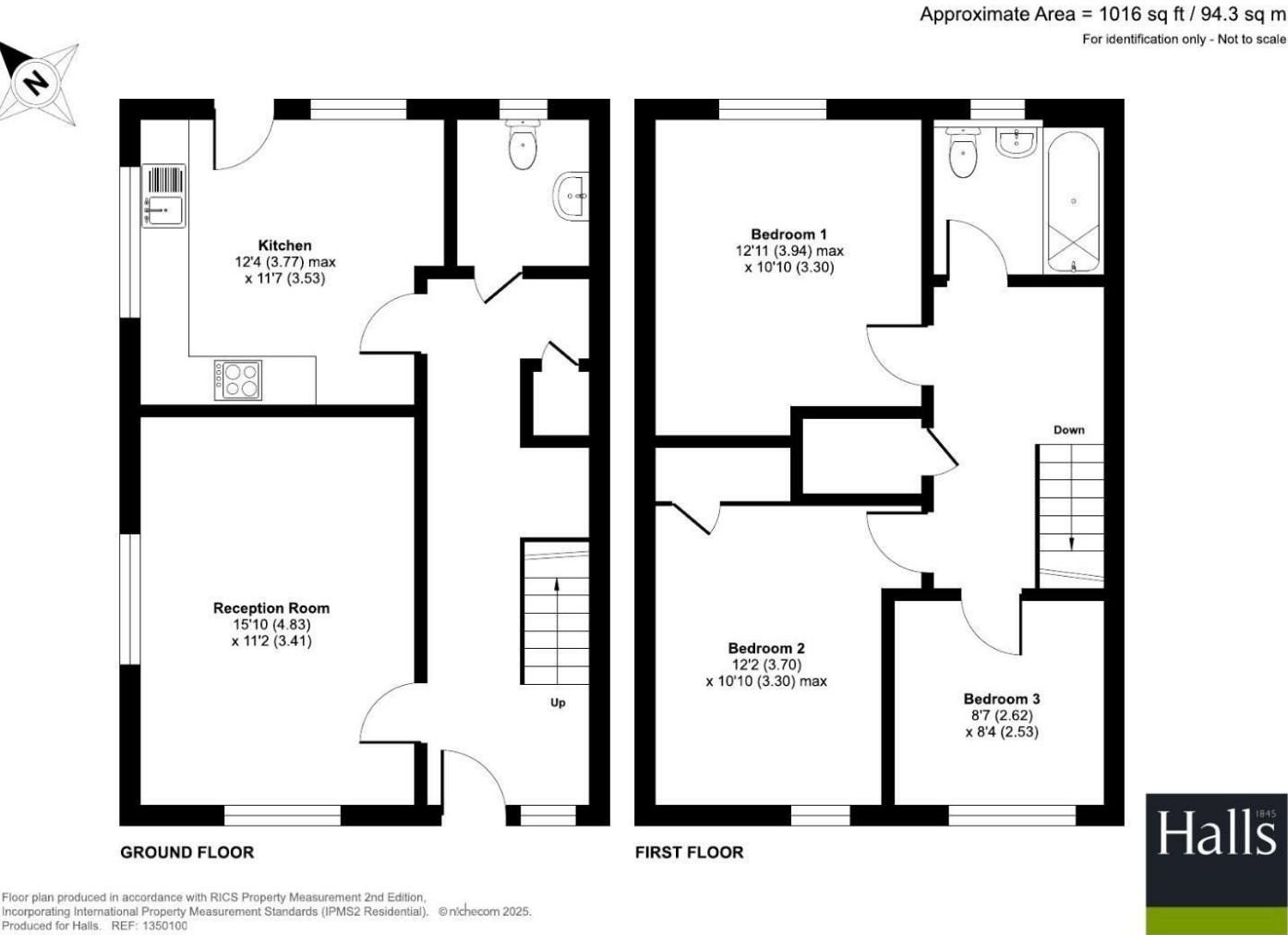


FOR SALE

4 Burgess Close, Welshpool, Powys, SY21 7GZ



FOR SALE

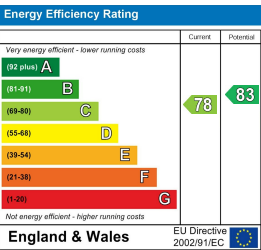
Offers in the region of £200,000

4 Burgess Close, Welshpool, Powys, SY21 7GZ

**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 a quiet cul de sac in the popular town of Welshpool, this very well proportioned three bedroom property has gas fired combination central heating, double glazing, two allocated parking spaces and a pleasant lawned rear garden with two paved entertaining areas. The accommodation comprises of a spacious entrance hall, W.C., lounge, well fitted kitchen/diner, three generous bedrooms and family bathroom. The property boasts lovely views over Long Mountain to the front.



01938 555552

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







1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Well-proportioned three-bedroom property
- Located in a quiet cul-de-sac in the popular town of Welshpool
- Two allocated parking spaces
- Pleasant lawned rear garden with two paved entertaining areas
- Lovely views over Long Mountain to the front
- Three generous bedrooms

**Entrance Hall**

Double glazed window to front elevation, smoke alarm, radiator, under stairs storage area, under stairs cloaks cupboard.

**W.C.**

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

**Lounge**

Double glazed window to front elevation with views over Long Mountain, double glazed window to side elevation, radiator, television point.

**Kitchen/ Dining Room**

Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink drainer unit, mixer tap, plumbing and space for washing machine and tumble dryer, tiled splashbacks, space for fridge freezer, space for electric oven, extractor canopy, double glazed windows to side and rear elevations, radiator, frosted double glazed rear access door, wall mounted gas fired combination boiler (18 months old), larder cupboard.

**Landing**

Loft access, smoke alarm, large linen cupboard.

**Bedroom One**

Double glazed picture window to front elevation with views over Long Mountain, radiator, built in wardrobe with hanging rail.

**Bedroom Two**

Double glazed window to rear elevation, radiator.

**Bedroom Three**

Double glazed picture window to front elevation with views over Long Mountain, radiator.

**Bathroom**

Fitted with a white three piece suite comprising of pedestal wash hand basin, low level W.C., bath with electric shower over, part tiled walls, extractor fan, shaver light, radiator.

**Externally**

To the front, the property has two allocated parking spaces, entrance canopy and a courtesy light. There is a pedestrian access gate to the side pf the property. To the rear there is an outside tap, paved patio entertaining area, lawn, shed, steps leading up to further lawned area with patio area and apple tree, raised flower bed and timber fence surround.

**Services**

Mains electricity, water, drainage and gas 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 'D'

**Directions**

Postcode for the property is SY21 7GZ

What3Words Reference is lyrics.writings.adding

**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)