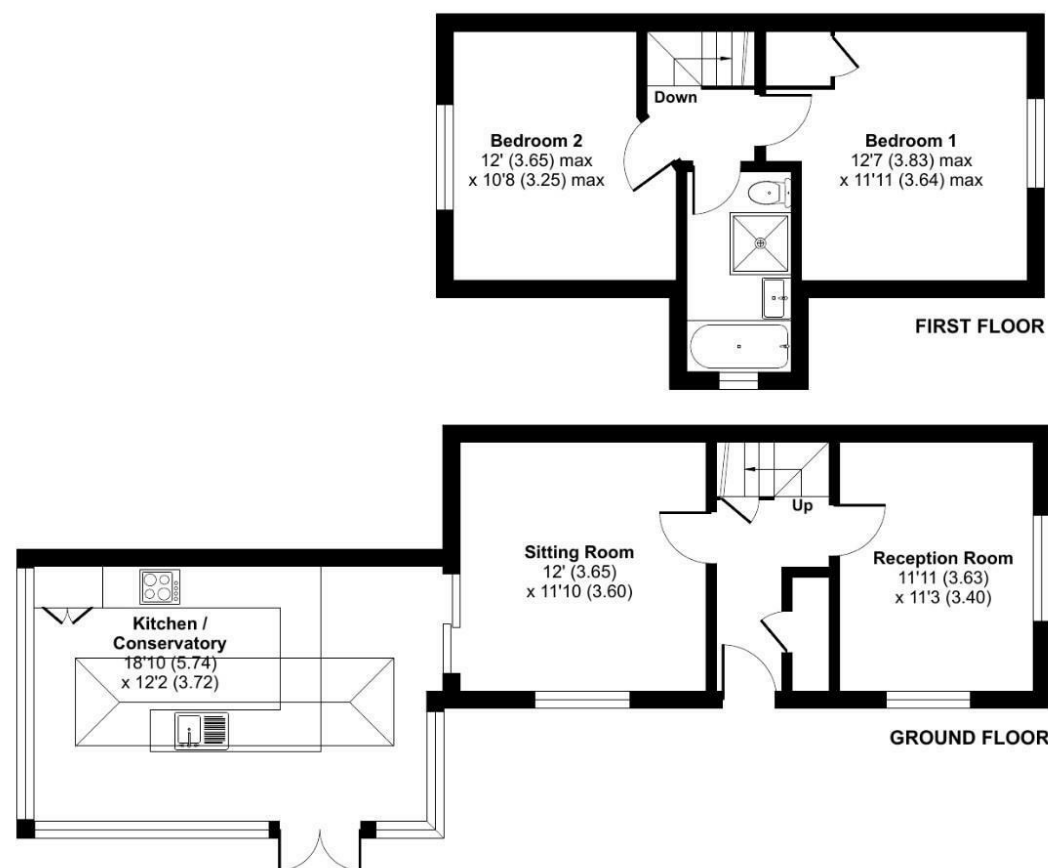


FOR SALE

20 Maldwyn Way, Montgomery, Powys, SY15 6RD



Approximate Area = 919 sq ft / 85.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Halls. REF: 1361907



FOR SALE

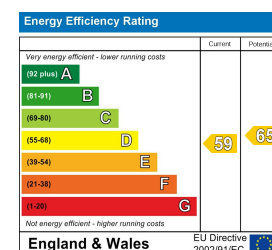
Offers in the region of £220,000

20 Maldwyn Way, Montgomery, Powys, SY15 6RD

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 close local shops, school and amenities, this three bedroom semi-detached house comprises of an entrance hall, lounge, kitchen/conservatory, bedroom/dining room, landing, two double bedrooms and four piece bathroom. The property has three parking spaces and wrap around lawn to the front and the fenced side garden has artificial grass for ease of maintenance and shed.



01938 555552

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



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01938 555552



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Three bedroom semi-detached house
- Located in the popular town of Montgomery
- Low maintenance side garden
- Spacious kitchen area
- Ample parking to front of property
- Well presented throughout

Frosted double glazed entrance door leading into

Entrance Hall

Wood laminate floor covering, two radiators, cloaks cupboard, stairs off, under stairs storage cupboard.

Lounge

Double glazed window to front elevation, radiator, opening into

Kitchen/ Conservatory

Insulated roof, double glazed windows to three elevations, double glazed French doors lead into the garden, wood laminate floor covering, two radiators, range of wall and base units with laminate work surfaces, electric hob and oven, plumbing and space for tumble dryer, sink drainer unit, mixer tap, integrated fridge freezer, dishwasher and washing machine, extractor canopy, breakfast bar.

Dining Room/ Bedroom Three

Double glazed windows to front and side elevations, radiator, oil boiler, wood panelling effect to three walls.

Landing

Loft access, smoke alarm.

Bedroom One

Double glazed window to side elevation, radiator, airing cupboard.

Bedroom Two

Double glazed window to side elevation, radiator, airing cupboard.

Bathroom

Fitted with a four piece suite comprising bath, pedestal wash hand basin, electric shower, low level W.C., heated towel rail, frosted double glazed window, extractor fan, recess spotlights.

Externally

The front of the property offers Tarmacadam off road parking for three cars, wraparound lawn, entrance canopy, courtesy light and gate to side garden. The side garden has artificial grass for ease of maintenance, timber fence surround, stocked borders and a gravelled area.

Services

Mains electricity, water, 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 6RD

What3Words Reference is mondays.success.protester

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