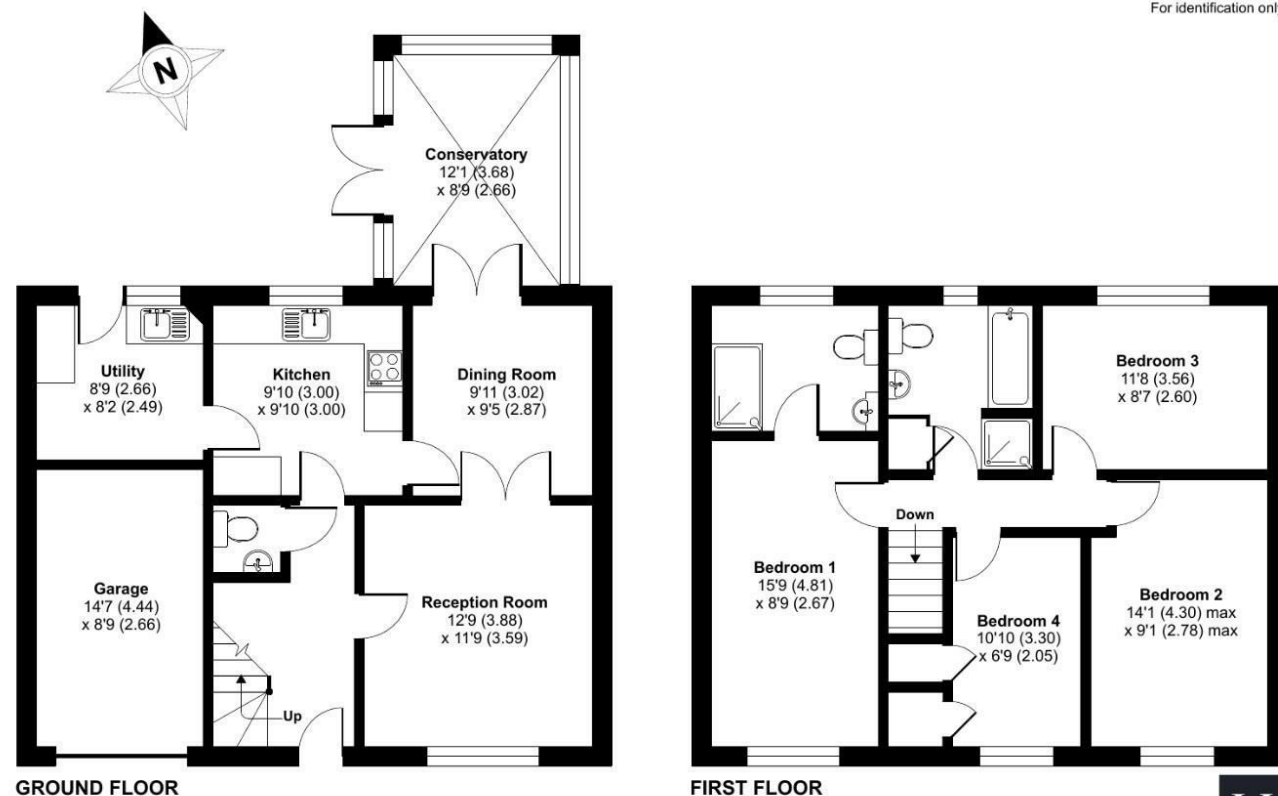


FOR SALE

26A Court Close, Abermule, Montgomery, Powys, SY15 6NU



Approximate Area = 1293 sq ft / 120.1 sq m
Garage = 124 sq ft / 11.5 sq m
Total = 1417 sq ft / 131.6 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). © nchecom 2025. Produced for Halls. REF: 1333543



FOR SALE

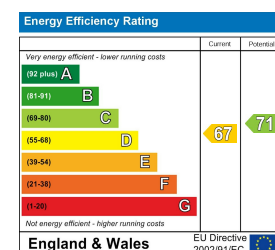
Offers in the region of £315,000

26A Court Close, Abermule, Montgomery, Powys, SY15 6NU

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 location the in popular village of Abermule, this four bedroom detached family home has been much improved by the current owner. The property boast new internal doors, kitchen and bathroom upgrades, new oil tank and insulated conservatory roof. The accommodation comprises of an entrance hall, W.C., lounge opening into dining room, conservatory, kitchen, utility room, landing, principal bedroom with large ensuite shower room, three further bedrooms and four piece family bathroom. Viewing is advised to appreciate the quality of finish and situation.



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



4 Bedroom/s



2 Bath/Shower Room/s



- Four-bedroom detached family home
- Located in a quiet cul-de-sac in the popular village of Abermule
- Recently improved by the current owner
- Updated kitchen and bathroom
- Insulated conservatory roof
- Viewing recommended to appreciate the quality and location

Double glazed composite door leading into

Entrance Hall
Stairs off, radiator, telephone point, glazed oak internal door to Kitchen, door to Lounge.

W.C.
Low level W.C., wall mounted wash hand basin, extractor fan, part tiled walls.

Lounge
Double glazed window to front elevation, radiator, glazed oak doors lead into Dining Room, two wall light points, television point.

Kitchen
Fitted with a range of oak fronted wall and base units with Sabbioso marble work surfaces and splashbacks, radiator, one and a half bowl sink drainer unit with mixer tap, electric Bosch hob, extractor canopy, NEFF twin oven, double glazed window overlooking the rear garden, tiled floor.

Dining Room
Radiator, double glazed French doors lead through to the Conservatory.

Conservatory
Double glazed windows to three elevations, blinds, insulated roof (installed April 2024), tiled floor, radiator, double glazed French doors provide access to rear paved patio entertaining area.

Utility Room
Firebird oil fired boiler, range of wall and base units with laminate work surfaces, stainless steel sink drainer unit with mixer tap, plumbing and space for washing machine, space for fridge freezer, loft access, extractor fan, tiled floor, frosted double glazed rear access door and window, radiator, heating timer controls.

Landing
Loft access.

Bedroom One
Double glazed window to front elevation, radiator, loft access.

Ensuite
Walk in double shower, low level W.C., wash hand basin set on vanity unit, radiator, tiled floor, part tiled walls, frosted double glazed window to rear elevation, shaver point, extractor fan.

Bedroom Two
Double glazed window to rear elevation, radiator.

Bedroom Three
Double glazed window to front elevation, radiator, television point.

Bedroom Four
Double glazed window to front elevation, radiator, two built in storage cupboards.

Bathroom
Fitted with a four piece suite comprising of pedestal wash hand basin, low level W.C., electric shower, bath, tiled floor, radiator, shaver point, extractor fan, part tiled walls, frosted double glazed window to rear elevation, shelved airing cupboard.

Externally
To the front, the property has gravelled off street parking for three cars, single garage with up and over door, entrance canopy, courtesy light, gate to side, borders which have been mulched for ease of maintenance and pedestrian access gates to either side of the property. To the rear there is a paved patio entertaining area accessed from the Conservatory, lawn, tap, oil tank, courtesy light and borders which have been mulched for ease of maintenance.

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 'E'

Directions
Postcode for the property is SY15 6NU

What3Words Reference is tutorial.treat.fits

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