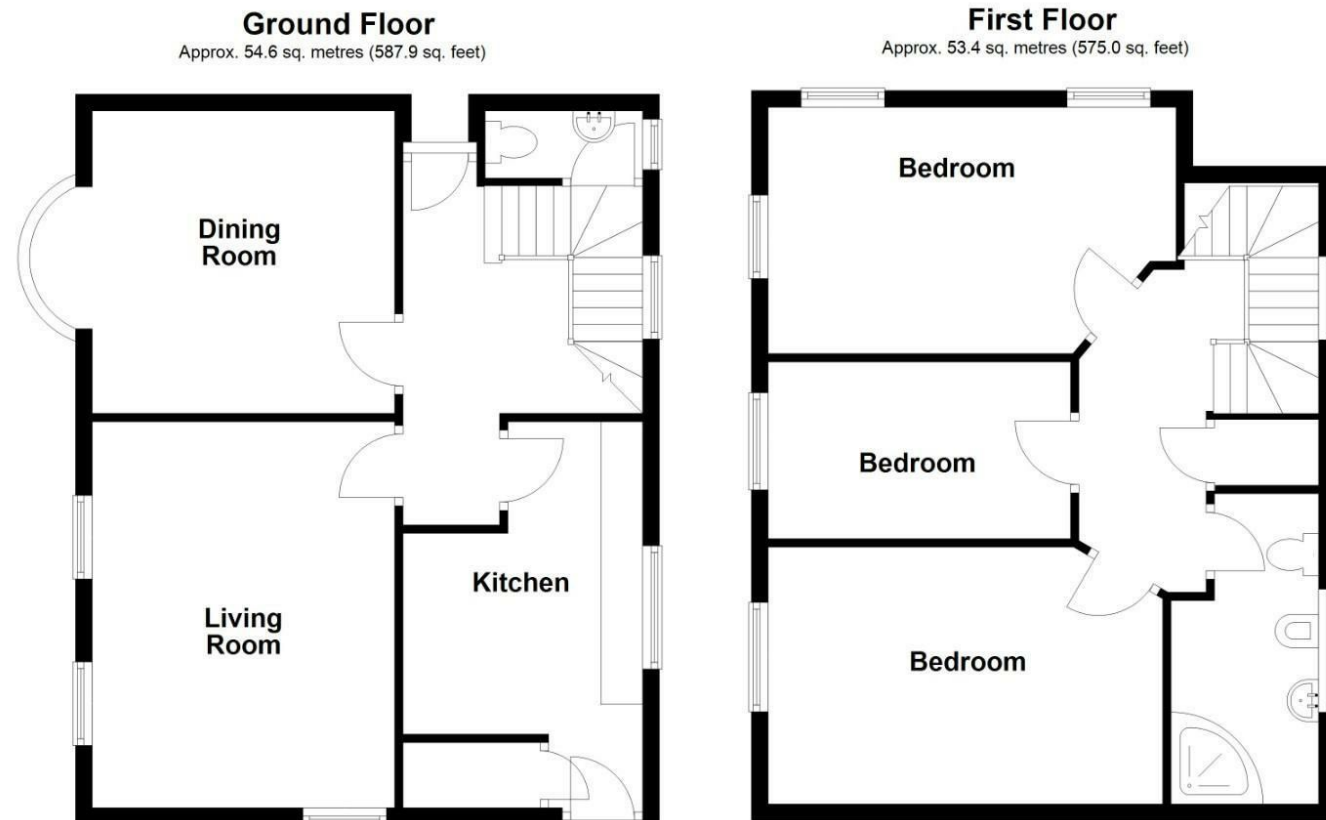


FOR SALE

1 Delwood Drive, Welshpool, Powys, SY21 7QS



Total area: approx. 108.0 sq. metres (1162.9 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007. Plan produced using PlanUp.

FOR SALE

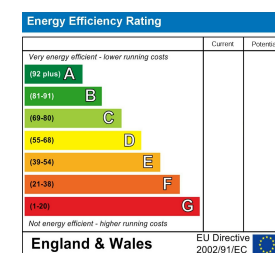
Offers In The Region Of £285,000

1 Delwood Drive, Welshpool, Powys, SY21 7QS

**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**



01938 555 552

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



Situated a short walk from the town centre and on a bus route this period three bedroom detached property boasts lovely views over the town and Long Mountain. The accommodation comprises entrance hall, lounge, dining room, kitchen with walk in pantry, rear utility/porch, W.C., three bedrooms and shower room. The property has double glazing, gas fired heating, off road parking for three cars and garage. The property would benefit from modernisation and is offered for sale with no onward chain.



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.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Period Detached House with Three Bedrooms
- Would Benefit from some Modernisation
- Kitchen with a Walk in Pantry
- Close Proximity to Town Centre
- Elevated Position with Views Over The Town
- No Onward Chain

**Frosted Glazed Entrance Door**

Leading into

**Entrance Hall**

With central heating radiator, turned staircase off, understairs storage cupboard, double glazed picture window to the rear elevation, glazed door to reception rooms.

**W.C.**

With low level W.C., wall mounted wash hand basin, frosted double glazed window to the rear elevation.

**Lounge**

15'1 x 11'8

Double glazed windows to the front elevation with views over Welshpool to Long Mountain, living flame gas fire with marble effect hearth and stone backing, double glazed window to the side elevation overlooking the garden, central heating radiator and television point.

**Dining Room**

12'0 x 11'9

Double glazed bay window with views over Welshpool and towards Long Mountain, double glazed window to the side elevation, living flame gas fire with tiled backing, hearth and timber surround, two central heating radiators.

**Kitchen**

max measurements 12'6 x 9'2

Being L shaped, double glazed window to the rear elevation, one and a half bowl stainless steel sink drainer unit with mixer tap, space for electric cooker, extractor canopy, breakfast bar, central heating radiator, door to Utility/Entrance Porch, built in shelved storage cupboards, space for fridge freezer, tiled splashbacks, walk in pantry cupboard with shelving and wall mounted Worcester gas boiler.

**Rear Porch/Utility**

8'2 x 5'0

Side access door, windows to three elevations, plumbing and space for washing machine.

**Landing**

Central heating radiator, walk in airing cupboard.

**Bedroom One**

16'0 x 10'0

Double glazed window to the front elevation, two double glazed windows to the side elevation, central heating radiator, two built in wardrobes with matching bedside drawer units, large over stairs storage cupboard.

**Bedroom Two**

15'3 x 10'1

Double glazed windows to front and side elevations, central heating radiator, two wall light points.

**Bedroom Three**

11'8 x 6'9

Double glazed window to the front elevation, central heating radiator.

**Shower Room**

With walk in electric corner shower unit, low level W.C., bidet, pedestal wash hand basin, central heating radiator, loft access, frosted double glazed window to the rear elevation, extractor fan, part tiled walls.

**Externally**

To the front the property has gated pedestrian access with steps leading up to the property, tarmacked off road parking for three cars, single garage, lawn, well stocked borders with a wide variety of flowers and shrubs. Gate to rear, courtesy light, covered seating area.

To the rear there is a pedestrian access gate, access gate to garage, steps up to paved seating area, greenhouse, summer house, lawned area, well stocked borders with a wide variety of flowers and shrubs.

**Single Garage**

17'9 x 11'2

**Services**

Mains electricity, water and gas 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'

**Viewings**

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel No: 01938 555552. Email: welshpool@halls.gb.com

**Directions**

Postcode for the property is SY21 7QS

What3Words Reference is - fictional.newsreel.boards

**Money Laundering**

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017)). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

**Websites**

Please note all of our properties can be viewed on the following websites:  
[www.halls.gb.com](http://www.halls.gb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)