



Holters

Local Agent, National Exposure

23 Felin Hafren, Abermule, Montgomery, SY15 6NE

Offers in the region of £250,000



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23 Felin Hafren is a well-presented three-bedroom semi-detached home in a sought-after village location.

Ideal for families, first-time buyers or downsizers, it offers generous living space, a conservatory, parking and a landscaped garden.

Key Features

- Semi Detached Family Home
- Three Good Sized Bedrooms
- Two Reception Rooms & Conservatory
- Modern Kitchen
- Family Bathroom, Ensuite Shower Room & Downstairs WC
- Enclosed Rear Garden
- Summer House
- Off Road Parking for Two Cars
- Popular Village Location
- EPC C

The Property

Introducing 23 Felin Hafren! This beautifully maintained semi-detached home was built in 2005 and is set in a peaceful residential close in the sought-after village of Abermule. Perfectly placed between Newtown and Welshpool, with the village school, shop and community facilities just a short walk away, it's an ideal setting for families, first-time buyers, or those looking to downsize without losing space and comfort.

The property offers three bedrooms, a large living room, separate dining room, conservatory, modern kitchen, landscaped rear garden and driveway parking. The current owners have made thoughtful improvements since purchasing in 2018, including adding a stylish ensuite shower room to the master bedroom and creating an

attractive, low-maintenance garden.

Step inside and the entrance hall leads into the modern, functional kitchen, well arranged for everyday use. Across the hall is the dining room at the front of the property, perfect for family meals or entertaining guests. The spacious living room stretches to the rear, filled with natural light, and opens into the conservatory where you can enjoy the garden in all seasons. A convenient downstairs W.C. completes the ground floor.

Upstairs, the master bedroom benefits from the ensuite added four years ago. Two further bedrooms, both a good size, are served by the family bathroom with bath, overhead shower, wash basin and WC. The layout works well for children's rooms, a guest space or a home office.

Outside, the driveway provides off-road parking, and the rear garden has been landscaped to offer a private, easy-care space with lawn, patio seating area and well-kept borders. There is also useful storage throughout the house, ensuring everything has its place.

23 Felin Hafren is ready to move into, offering light, space and a practical layout in a friendly village setting.

The Location

Abermule is a welcoming village in the heart of Powys, where a strong community spirit and everyday practicality go hand in hand. Families benefit from a well-regarded primary school, a modern community centre, sports pitches, play areas, a convenience store, and a friendly local pub — all within easy walking distance.

Just 5 miles to the south, Newtown offers supermarkets, high street shops, leisure facilities, and secondary schools. Eight miles north, Welshpool adds more shopping and dining choices, along with a mainline train station linking to Shrewsbury, Birmingham, and beyond.

The A483 passes through the village, making travel quick and straightforward, while regular bus services connect to neighbouring towns. The surrounding countryside and the nearby River Severn provide plenty of space for walks, cycling, and outdoor adventures, giving families the freedom to enjoy both village life and the outdoors.

Abermule strikes an easy balance — a place where children can grow up with a sense of space and safety, yet where schools, shops, and workplaces are all close at hand.



Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band D.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

Nearest Villages / Towns

- Kerry - 4 miles
- Montgomery - 5 miles
- Newtown - 5 miles
- Welshpool - 9 miles
- Shrewsbury - 26 miles

What3Words

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Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a

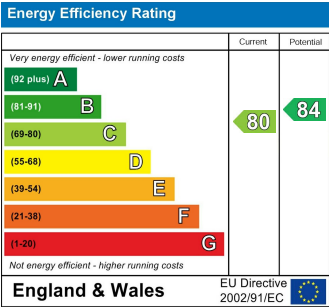
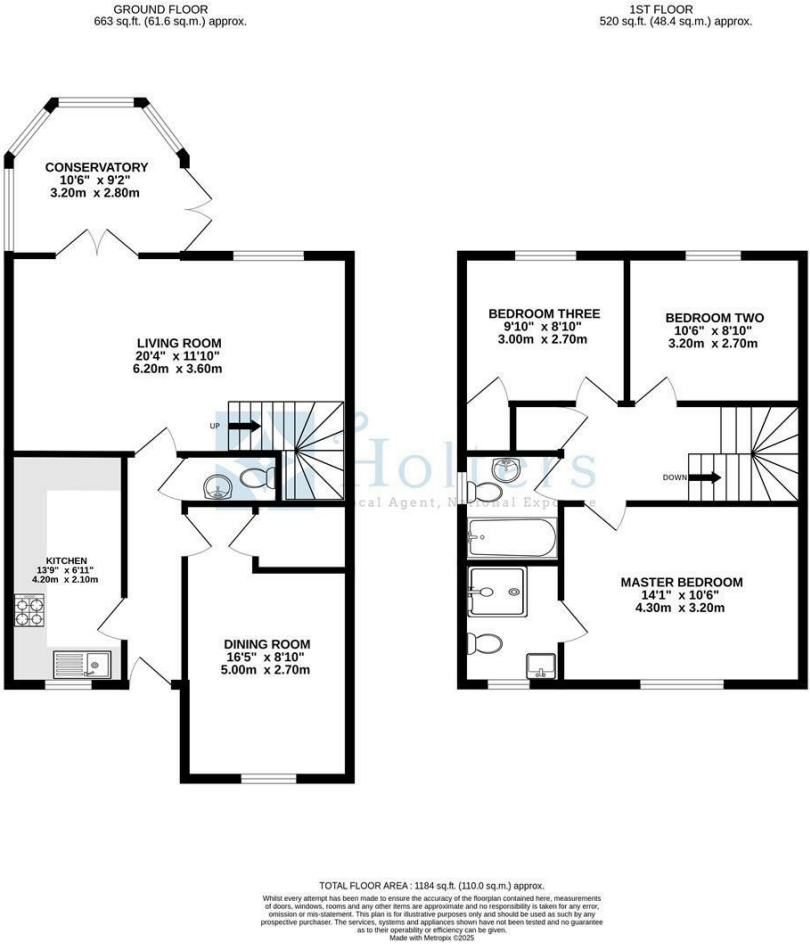
non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 -
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