



SAMUEL WOOD

5 Holly View, Leighton Road, Forden, Welshpool, Montgomeryshire, SY21 8LU

Asking Price £270,000







# 5 Holly View, Leighton Road

Forden, Welshpool, Montgomeryshire, SY21 8LU



- Well Presented Bungalow
- Three Generous Sized Bedrooms
- Garage & Driveway Parking
- uPVC Double Glazing
- Sought After Location
- Spacious Reception Room with New Log Burner
- Beautiful Rural Views
- Enclosed Two Tier Garden
- Family Shower Room & Cloakroom WC
- EPC Rating E

We are delighted to offer for sale this well presented family bungalow situated in the delightful village of Forden near Welshpool. Boasting stunning rural views in a quiet cul-de-sac, this recently improved property offers spacious contemporary living combined with an enclosed two level garden. Viewing is highly recommended by the selling agent.



## Entrance Door to:

### Porch

Tiled flooring, door to:

### Entrance Hall

Oak veneer flooring, access to cloakroom, living room and garage.

### Guest Cloakroom WC

Comprising: WC, wash hand basin, electric radiator, double glazed window.

### Living Room 18'7" x 36'1"6" (5.67m x 11'2)

Double glazed bay window to the front aspect, oak veneer flooring, feature log burner. Opening to:

### Dining Room 10'7" x 9'6" (3.23m x 2.90m)

Double glazed window to the front aspect, oak veneer flooring.



### **Kitchen 10'9" x 9'8" (3.30m x 2.97m)**

Range of cupboards and drawers to work surface areas, stainless steel sink, integrated dishwasher and washing machine, built-in double oven, electric hob, cooker hood over, tiled floor, double glazed door and window to the rear.

From the living room:

### **Inner Hallway**

With airing cupboard enclosing the hot water cylinder, access to loft space, access to three bedrooms and shower room.

### **Bedroom 3 8'10" x 8'3" (2.70m x 2.52m)**

Oak veneer flooring, double glazed window to the side.

### **Shower Room 9'8" x 5'6" (2.96m x 1.70m)**

Comprising: corner shower cubicle, wash hand basin, WC, bidet, towel radiator, storage cupboard, tiled floor, double glazed opaque window.

### **Bedroom 2 11'10" x 8'7" (3.63m x 2.62m)**

Oak veneer flooring, built-in wardrobes with sliding mirrored doors, double glazed window to the rear.

### **Bedroom 3 11'11" x 8'7" (3.64m x 2.64m)**

Oak veneer flooring, built-in wardrobes with sliding mirrored doors, double glazed window to the rear.

### **Garage 16'2" x 8'6" (4.94m x 2.60m)**

Up and over door, door to the rear patio, provision for washing machine.

### **Outside**

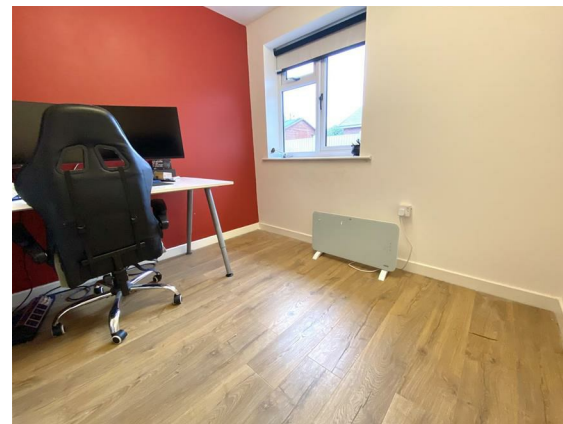
The property is approached over good sized driveway providing off road parking for cars, bordered by a lawn with shrubs and trees.

### **Rear Garden**

Set to two areas, the first with patio area, lawn area, storage shed and greenhouse. The second tier has a summerhouse and additional patio area, bordered with flowers, shrubs and trees. There is gated side access to the front of the property, to the right-hand side there is a further patio / gravel area. The gardens providing stunning views over the local rural hills.

### **Services at the property**

We understand that the property has mains electricity, mains water and mains/private (tbc) drainage.







### Powys County Council

Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG  
01597 826000

Council Tax Band: E

### Tenure

We understand the tenure is Freehold.

### Mortgage Services

We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

### Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



### Directions

Leave Welshpool and head south on the A483 to the roundabout at Sam Y Bryn Caled. Take the A490 for Churchstoke and Forden. On reaching the village of Forden turn left opposite the Cock Hotel. Pass Heritage Green and Holly View is on the right hand side where the property can be identified on the right hand side by our For Sale board.





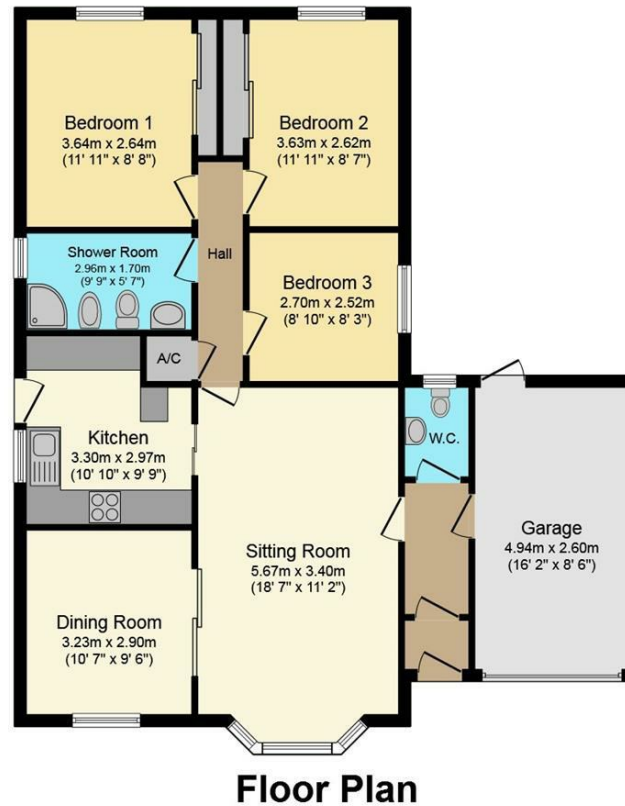








## Floor Plans



This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES  
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