



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**26 Maldwyn Way, Montgomery, SY15 6RD**

**£450,000 Offers**

To view this property please call us on **01743 236 800** Ref: C7704/WM/KQ

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# A well presented, extended, four bedroom detached family home.

This well presented four bedroom, extended, detached family home provides well planned and well proportioned accommodation briefly comprising; entrance hall, cloakroom, living room, kitchen/breakfast room, utility, lounge/dining room, four bedrooms, jack and jill bathroom and principal bathroom. Garage, parking. Neatly kept side and rear gardens. The property benefits from double glazing and oil fired central heating.

Nestled just over the border from Wales, Montgomery is a charming and historic market town, offering a wonderful blend of rural tranquillity and vibrant community life, surrounded by stunning countryside and rolling hills, the town enjoys a picturesque setting ideal for walking, cycling and enjoying the outdoors. There are a variety of local amenities including traditional pubs, independent shops and cafes, primary and secondary schools.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### CLOAKROOM

Wash hand basin, wc

### LIVING ROOM

19'8" x 12'2" (6.00m x 3.71m)

Window to the front

Feature LPG gas fire

French doors to lounge/dining room

### KITCHEN / BREAKFAST ROOM

19'8" x 12'2" (6.00m x 3.72m)

Fitted with a range of matching wall and base units

Breakfast bar

Understairs store cupboard

Door to:

### UTILITY

7'8" x 5'10" (2.33m x 1.79m)

### LOUNGE / DINING ROOM

12'5" x 27'8" (3.79m x 8.44m)

LPG underfloor heating

Two sets of French doors to gardens

Two skylights allowing copious amounts of natural light

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING

### BEDROOM 1

10'6" x 12'2" (3.21m x 3.70m)

Built in wardrobes with sliding doors

Window to the front

### BEDROOM 2

6'7" x 12'2" (2.00m x 3.72m)

Built in wardrobes

Window to the front

### JACK AND JILL BATHROOM

Corner panelled bath with shower over and shower screen

Wash hand basin, wc

### BEDROOM 3

9'11" x 10'4" (3.03m x 3.16m)

Built in wardrobes

Window to the rear

### BEDROOM 4

8'9" x 9'9" (2.66m x 2.97m)

Built in wardrobes

Window to the rear

### PRINCIPAL BATHROOM

Panelled bath

Wash hand basin, wc

## OUTSIDE THE PROPERTY

### SINGLE GARAGE

The property is approached over a driveway providing parking and access to the garage with a further side parking area, flanked by lawn with terrace providing seating area and side access to a side garden laid to lawn with mature shrub beds and floral borders and mature hedging. Greenhouse.

Enclosed REAR GARDEN laid to lawn with paved patio and pathway to decked Pergola, providing an ideal seating and entertaining space and enjoying far reaching views over open countryside.



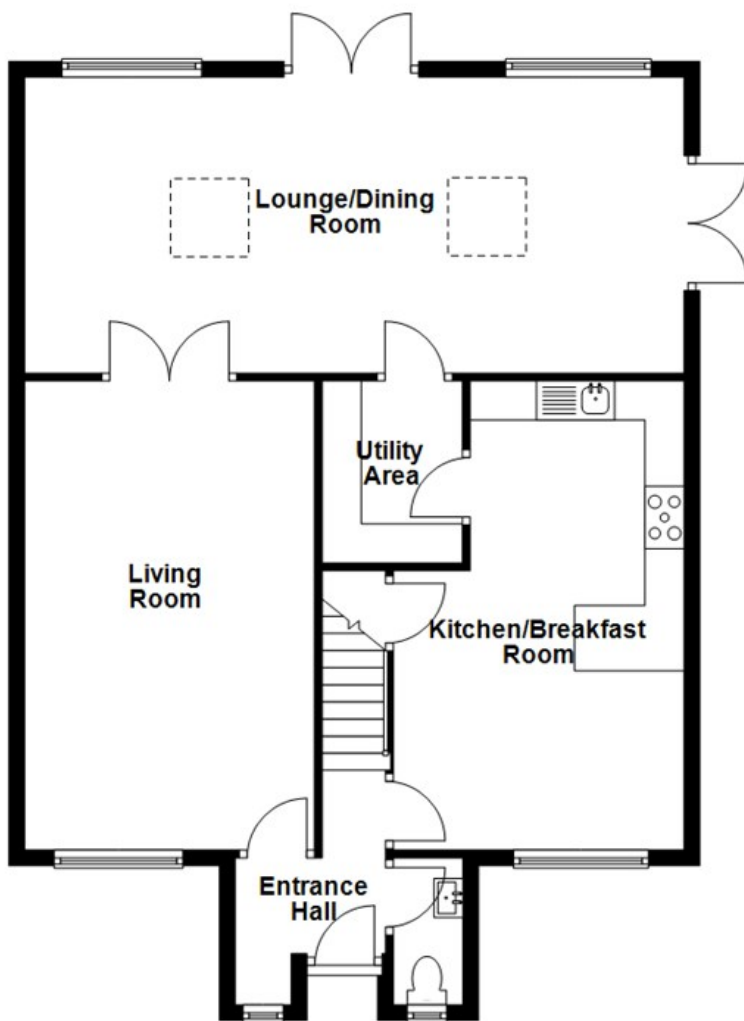




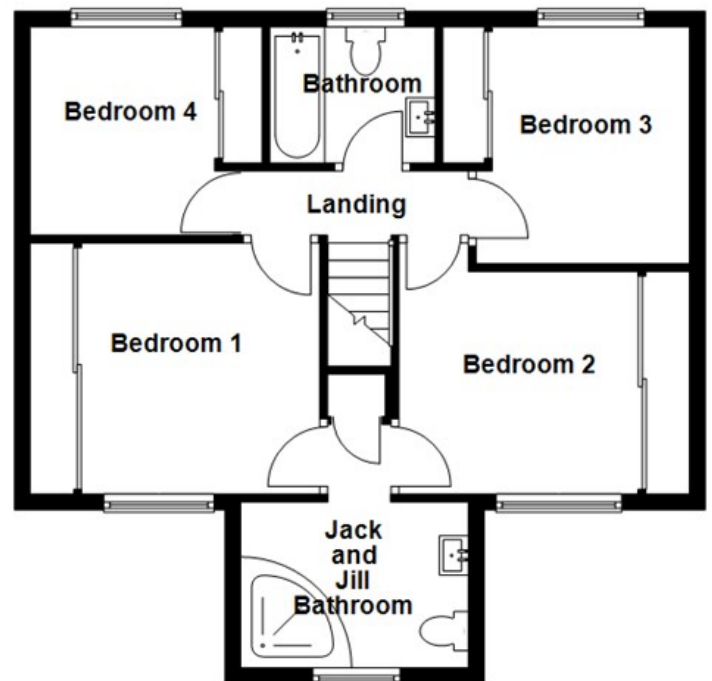


## FLOOR PLANS ...

**Ground Floor**



**First Floor**



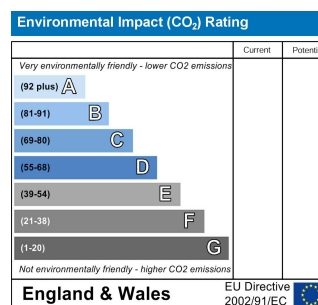
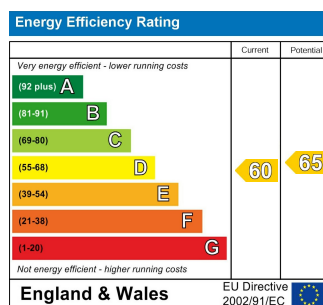
**Total area: approx. 1562.9 sq. feet**

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury, proceed along the A458 Welshpool Road. Continue through Trewern and turn left just after entering Buttington onto the B4388. Continue through Leighton and Forden and into Montgomery. Proceed for a further distance and turn left into Maldwyn Way, where the property will be found towards the end on the left hand side.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage are connected. Oil fired central heating and LPG gas.

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Powys Council: Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001T

Council Tax Band: F

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

South Shropshire Sales Office  
4 The Square,  
Church Stretton SY6 6DA  
Tel: 01694 724700



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