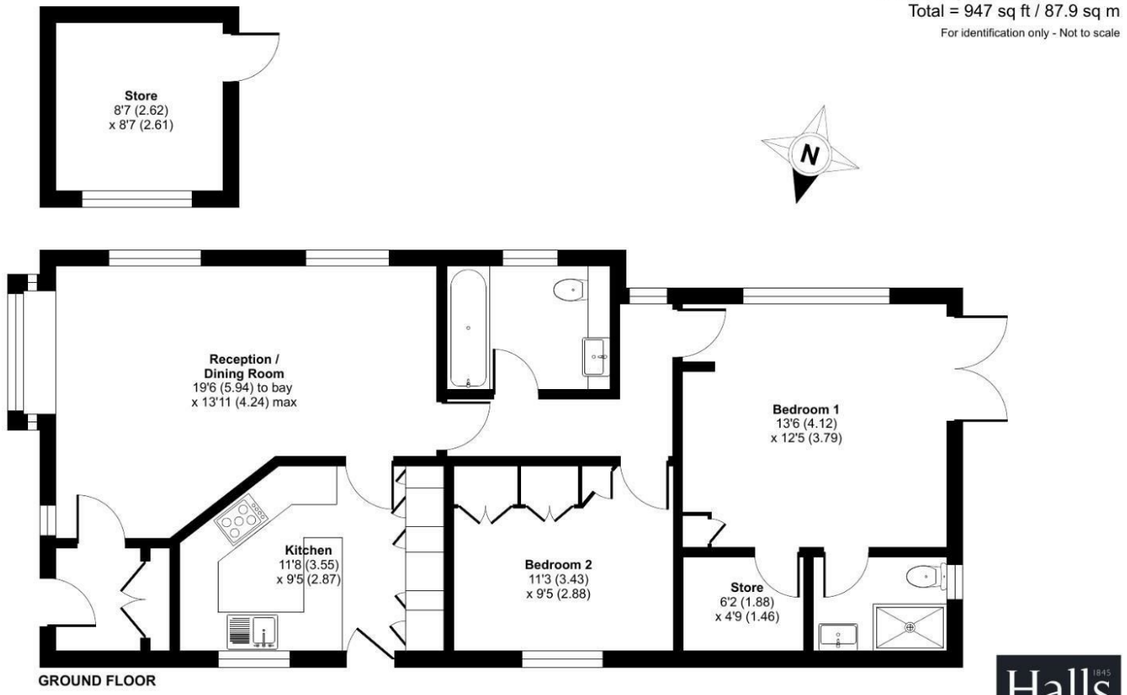
FOR SALE

21 Tavern Park, Forden, Welshpool, SY21 8FA

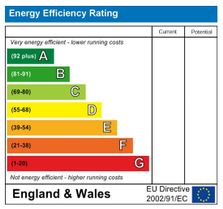
Approximate Area = 873 sq ft / 81.1 sq m
Outbuilding = 74 sq ft / 6.8 sq m
Total = 947 sq ft / 87.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1263755

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 555552

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

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FOR SALE

Offers in the region of £160,000

21 Tavern Park, Forden, Welshpool, SY21 8FA

Over 50's - Situated on one of the largest plots on Tavern Park, this large two bedroom detached bungalow offers spacious living accommodation finished to a high standard with farmland views to the rear. The property benefits from off road parking for 3 cars, EV charger, gas fired central heating, air con, paved seating areas to side and rear, shed, new carpets throughout, large master bedroom with French doors leading onto the rear patio with farmland views, walk in wardrobe, fitted bedroom furniture, recently refitted ensuite shower room and ramp access to the property allowing easy access inside and out.

FOR SALE

1 Reception Room/s

2 Bedroom/s

2 Bath/Shower Room/s

- **Available to over 50's**
- **Situated on one of the largest plots on Tavern Park**
- **Large two bedroom detached bungalow offering spacious living accommodation**
- **Finished to a high standard with farmland views to the rear**
- **Property benefits from off road parking, EV charger and gas fired central heating**
- **Ramp access allowing easy access to property inside and out**

Frosted double glazed entrance door with side window leading to

Entrance Hall
Central heating radiator, double cloaks cupboard, wood laminate floor covering, glazed door leading into

Lounge/ Dining Room
Double glazed boxed bay to front elevation with further double glazed window to the front, two double glazed windows to side elevation, vaulted ceiling, recess spotlights, heating (timer controlled), air conditioning unit (fitted September 2024 with 12 month guarantee), electric feature fire, two central heating radiators, television point, glazed door to

Kitchen
Fitted with a range of cream shaker style wall and base units with laminate work surfaces, breakfast bar, wood laminate floor covering, inset one and a half bowl sink drainer unit, gas hob, cupboard housing
Ariston gas fired combination boiler, extractor canopy, integrated dishwasher, double glazed window to side elevation, frosted double glazed side access door, electric oven with grill, integrated fridge freezer, integrated washing machine and tumble dryer, central heating radiator, under unit lighting, vaulted ceiling, recess spotlights, tiled splashbacks.

Rear Hallway
Loft access, smoke alarm, central heating radiator and double glazed window to side elevation.

Master Bedroom
Recently fitted double glazed French doors leading to rear patio entertaining area with farmland views, double glazed window to side elevation, central heating radiator, television point, built-in wardrobe, bedside table and storage lockers, walk-in wardrobe with hanging rail, central heating radiator, shelving and drawers.

Ensuite Shower Room
Re-fitted 7 months ago with walk-in shower, low level W.C., wash hand basin set on vanity unit with storage cupboard under, tiled walls, frosted double glazed window to rear elevation, extractor fan.

Bedroom Two
Built-in wardrobes, bedside drawer units and dressing table, double glazed window to side elevation, central heating radiator.

Bathroom
Bath, low level W.C., wash hand basin set on vanity unit with storage cupboard under, tiled walls, tiled floor, mirrored vanity unit, recess spotlights, extractor fan, frosted double glazed window, central heating radiator.

Externally
To the front of the property has blocked paved off-road parking for three cars, EV charge point (fitted 4 months ago), gate to rear, external power point, ramp up to front door, bespoke railings and gate, courtesy light, entrance canopy. To the side of the property there is a power point, courtesy light, tap with retractable hose, ramp down from kitchen door to paved entertaining area, storage shed, temporary panel fence surround, farmland views, raised patio area, access from bedroom one, flower beds.

Agents Notes
The property is for over 50's. Site fees of £220 per month payable. The property is currently covered with gold warranty transferrable to any purchaser. Pets are allowed on site.

Services
Mains electricity, water and sewerage are connected at the property. Site gas supply is also connected. 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 'A'

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

Directions
Postcode for the property is SY21 8FA

What3Words Reference is binds.crunchy.honest

The directions will take you to the entrance of the park, continue through and the property is on the left hand side identified by a Halls for sale board.

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