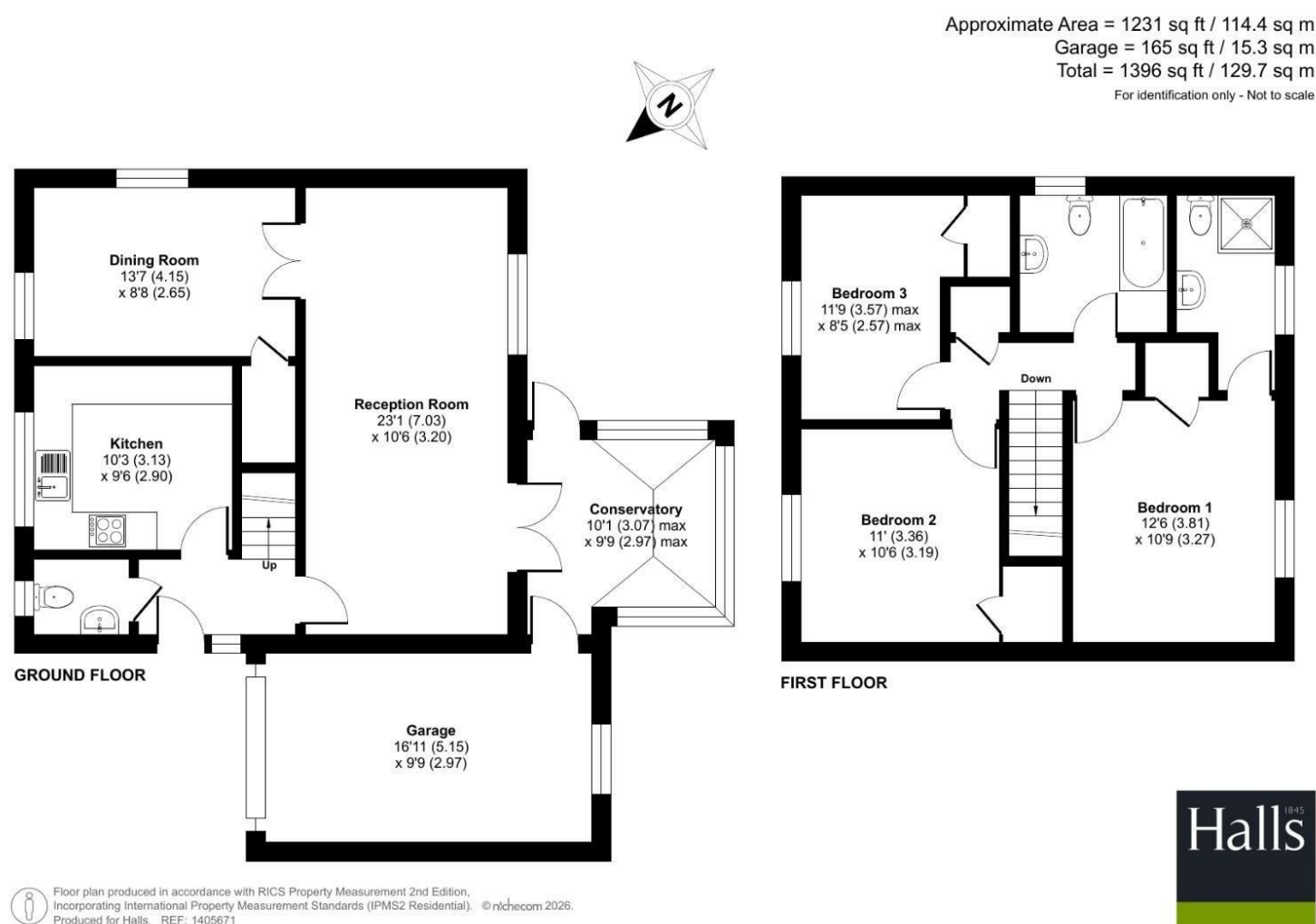


FOR SALE

10 Abbey Close, Pool Quay, Welshpool, SY21 9JT



FOR SALE

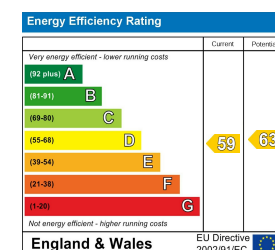
Offers in the region of £310,000

10 Abbey Close, Pool Quay, Welshpool, SY21 9JT

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



10 Abbey Close is a larger than average three bedroom detached family home situated in Pool Quay. It is close to local amenities in Welshpool and offers easy access to Oswestry, Newtown and Shrewsbury with a local railway station located only a short distance away. The spacious accommodation comprises of an entrance hall, W.C., lounge, dining room, kitchen, conservatory, landing, principal bedroom with ensuite, two further double bedrooms and family bathroom. The property benefits from off road parking, single garage, double glazing, LPG central heating and lovely open views over Long Mountain to the rear.



01938 555552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD

E: welshpool@halls.gb.com



onTheMarket.com



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01938 555552



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



- Larger-than-average three-bedroom detached family home
- Conveniently located in Pool Quay with surrounding amenities
- Spacious accommodation
- Off-road parking and single garage
- Double glazing and LPG central heating
- Lovely views over Long Mountain to the rear

Frosted double glazed entrance door leading into

Entrance Hall

Wood laminate floor covering, radiator, stairs off, smoke alarm.

W.C.

Wall mounted wash hand basin, low level W.C., radiator, tiled floor, frosted double glazed window to front elevation.

Lounge

Double glazed window to rear elevation with open aspect over the surrounding farmland, radiator, four wall light points, wood laminate floor covering, double glazed French doors leading into Conservatory, panel glazed doors leading to

Dining Room

Double glazed windows to front and side elevations, wood laminate floor covering, radiator, under stairs storage cupboard, serving hatch to Kitchen.

Kitchen

Fitted with a range of oak fronted wall and base units with laminate work surfaces, one and a half bowl stainless steel sink drainer unit with mixer tap, plumbing and space for washing machine, electric hob and oven, extractor canopy, tiled splashbacks, recess spotlights, radiator, wood laminate floor covering.

Conservatory

Double glazed windows to three elevations, tiled floor, doors to decked seating area at rear, double glazed door to Garage.

Garage

Wall mounted LPG Ideal boiler, frosted double glazed window to rear, up and over door to front, power, light, loft access, fuse board.

Landing

Shelved airing cupboard, loft access, smoke alarm.

Bedroom One

Double glazed window to rear elevation with views over the surrounding farmland and towards Long Mountain, radiator, wood laminate floor covering, built in wardrobe with hanging rail, television point.

Ensuite

Electric shower, low level W.C., pedestal wash hand basin, radiator, extractor fan, frosted double glazed window to rear.

Bedroom Two

Double glazed window to front elevation, radiator, wood laminate floor covering, built in wardrobe with hanging rail, television point.

Bedroom Three

Double glazed window to front elevation, wood laminate floor covering, built in wardrobe with hanging rail, radiator, television point.

Family Bathroom

Bath, low level W.C., pedestal wash hand basin, radiator, frosted double glazed window to side elevation, extractor fan, shaver point.

Externally

To the front, the property is approached along a private driveway with maintenance divided between four properties who have access from it. There is a tarmac parking area, courtesy light and entrance canopy. To the rear there is a lawned area, LPG tank, pedestrian access gates to either side of the property, outside tap and open views over Pool Quay towards Long Mountain.

Services

Mains electricity, water, drainage and LPG 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'

Directions

Postcode for the property is SY21 9JT

What3Words Reference is targeted.professed.clays

Viewings

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

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