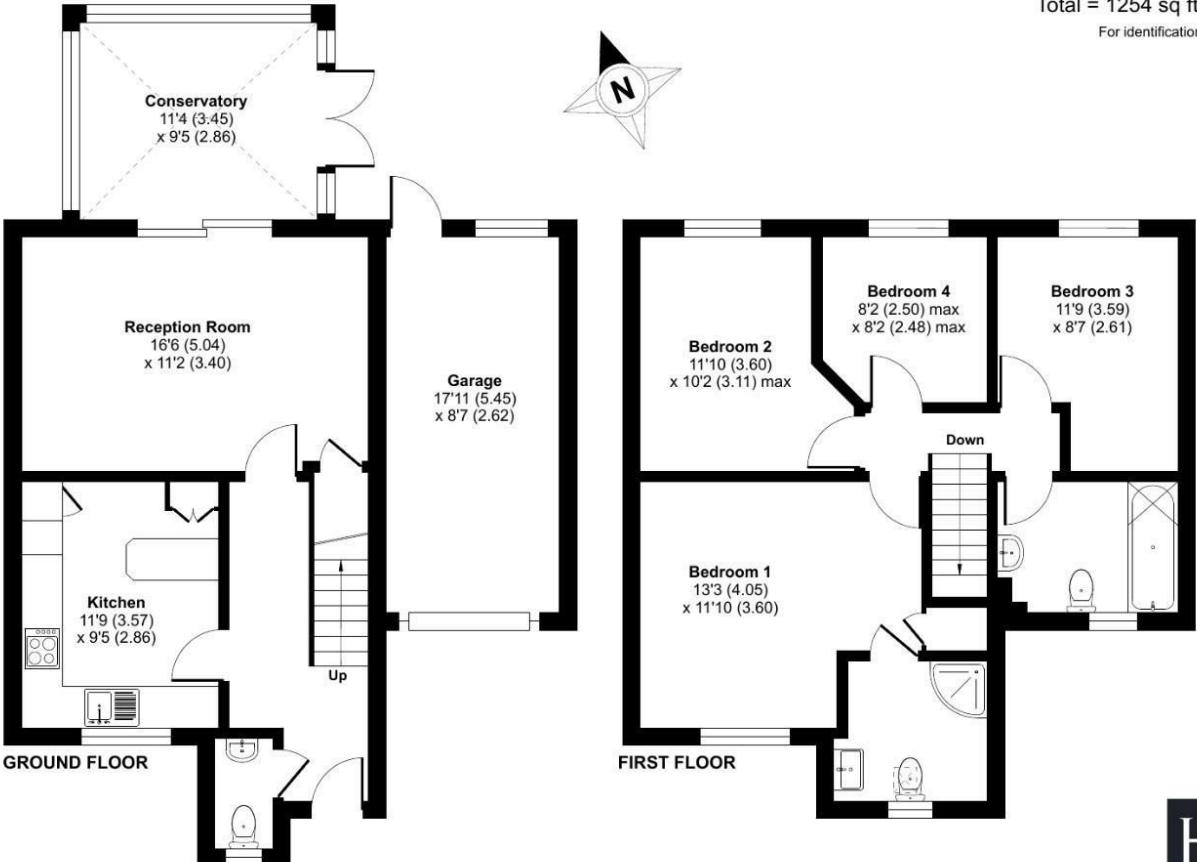


FOR SALE

30 Dol Y Felin, Abermule, Montgomery, Powys, SY15 6BB

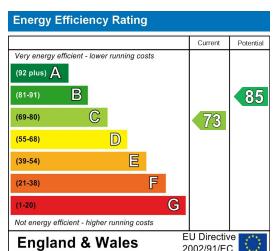


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1277432

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@hallsrb.com



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The Property
Ombudsman



OnTheMarket.com



Offers in the region of £285,000

30 Dol Y Felin, Abermule, Montgomery, Powys, SY15 6BB

Situated in the village of Abermule this four bedroom detached house comprises entrance hall, W.C., kitchen/breakfast room, lounge, conservatory, landing, master bedroom with ensuite, three further bedrooms, family bathroom. The property has off road parking, single garage, front and rear gardens, double glazing, gas fired heating and no onward chain.



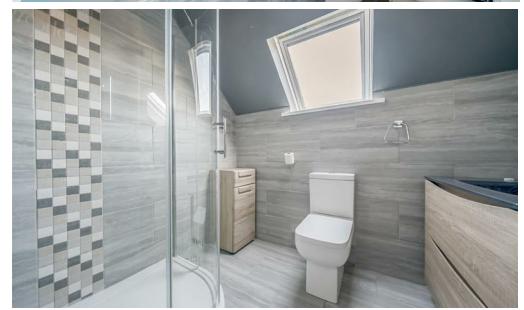
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01938 555552



- **Situated in the village of Abermule**
- **Four bedroom detached house**
- **Comprises entrance hall, W.C., kitchen/breakfast room, lounge, conservatory, family bathroom**
- **The property benefits double glazing and gas fired heating**
- **Off road parking, single garage with front and rear gardens**
- **No onward chain**

Frosted double glazed entrance door leading into

Entrance Hall

Radiator, wooden flooring, stairs off.

W.C.

Low level W.C., wash hand basin, frosted double glazed window.

Kitchen

Fitted with a range of wall and base units with laminate work surfaces, one and a half bowl sink drainer unit with mixer tap, double glazed window to front elevation, tiled floor, plumbing and space for washing machine, breakfast bar, integrated dishwasher, radiator, gas hob, electric oven, integrated fridge freezer, extractor canopy.

Lounge

Gas fire with marble hearth and backing, decorative timber surround, wooden flooring, radiator, under stair storage cupboard, three wall light points, television point, double glazed patio doors to

Conservatory

Double glazed windows to three elevations, double glazed French doors leading out into the rear garden, wood laminate flooring.

Landing with loft access

Bedroom One

Double glazed window to front elevation, wood laminate floor covering, radiator, two wall light points, television point.

Ensuite

Walk-in electric shower, low level W.C., wash hand basin set on vanity unit, heated chrome towel rail, extractor fan, tiled walls, tiled floor, double glazed roof light.

Bedroom Two

Double glazed window to rear, wood laminate floor covering, radiator.

Bedroom Three

Double glazed window to rear elevation, wood laminate floor covering, radiator.

Bedroom Four

Double glazed window to the rear elevation, wood laminate floor covering, radiator.

Bathroom

Bath with electric shower over and screen, low level W.C., pedestal wash hand basin, radiator, frosted double glazed window, extractor fan, tiled floor, part tiled walls, shaver point.

Externally

To the front, the property is laid to lawn with tarmac off-road parking, courtesy lights, single garage with up and over door; power, light and rear access door. To the rear there is a decked area, laid lawn and shed.

Agents Notes

This property is for sale with no onward chain.

Services

Mains electricity, water and drainage 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'

Viewings

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

Directions

Postcode for the property is SY15 6BB

What3Words Reference is verve.crunch.villa

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.hallsrgb.com
www.rightmove.co.uk
www.onthemarket.com