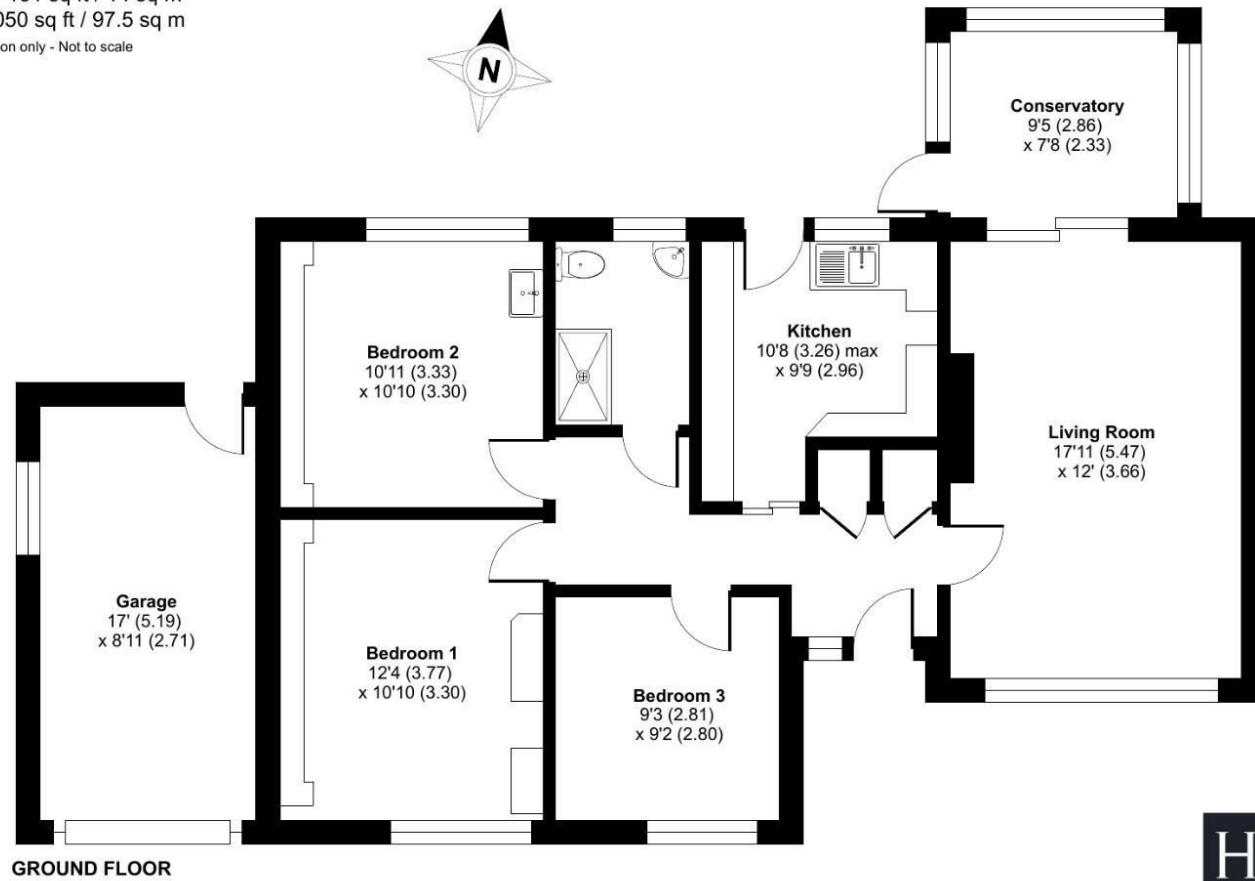


FOR SALE

11 Oldcastle Avenue, Guilsfield, Welshpool, SY21 9PA



Approximate Area = 899 sq ft / 83.5 sq m
Garage = 151 sq ft / 14 sq m
Total = 1050 sq ft / 97.5 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 2026. Produced for Halls. REF: 1425318



FOR SALE

Offers in the region of £230,000

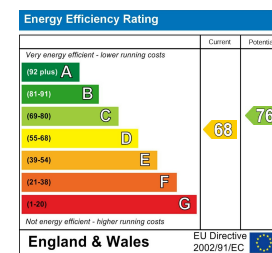
11 Oldcastle Avenue, Guilsfield, Welshpool, SY21 9PA

We are acting in the sale of the above property and have received an offer of £230,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Detached three bedroom bungalow
- Located in the popular village of Guilsfield close to local amenities
- Spacious lounge
- Off-road parking
- Generous rear garden with summerhouse
- For sale with no onward chain

Kitchen

Fitted with a range of wall and base units with laminate work surfaces, one and a half bowl stainless steel sink drainer unit with mixer tap, space for electric cooker, radiator, tiled splashbacks, breakfast bar, double glazed window to rear, panel glazed rear access door, glass fronted display cabinet, space for fridge.

Bedroom One

Double glazed window to front elevation, range of built in bedroom furniture (including wardrobes, bedside drawer units and dressing table), radiator.

Bedroom Two

Double glazed window to rear elevation, built in wardrobes, radiator, wash hand basin set on vanity unit with storage cupboard under.

Bedroom Three

Double glazed window to front elevation, radiator.

Wet Room

Shower, low level W.C., wash hand basin set on vanity unit with storage cupboard under, frosted double glazed window, radiator, wall mounted electric heater, extractor fan, radiator, part tiled walls.

Externally

To the front, the property has a lawned area and off road parking leading to single garage with up and over door. To the rear is a covered seating area, lawn, summer house, shed, outside tap, stocked borders, pedestrian access gate to side and paved patio seating area.

Agents Notes

This property is offered for sale with no onward chain.

Services

Mains electricity, water, drainage and gas central 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 9PA

What3Words Reference is facing.stitch.trombone

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