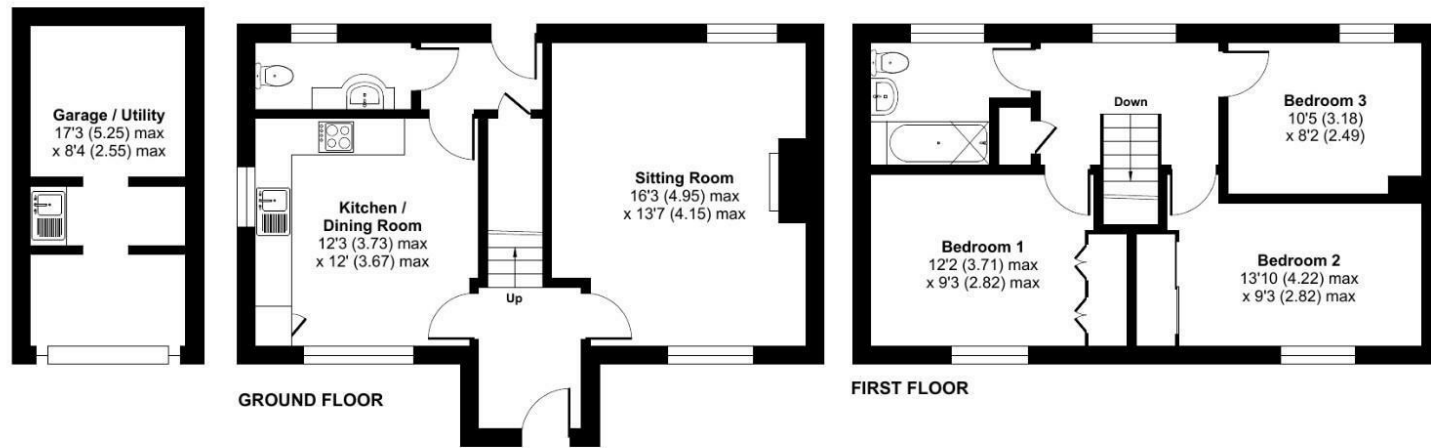


FOR SALE

Mount View, Mount Pleasant, Middletown, Powys, SY21 8DH

Halls 1845

Approximate Area = 995 sq ft / 92.4 sq m
Garage = 144 sq ft / 13.4 sq m
Total = 1139 sq ft / 105.8 sq m
For identification only - Not to scale



Halls 1845

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Halls. REF: 1494819



FOR SALE

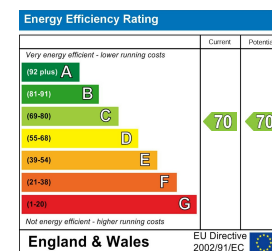
Offers in the region of £250,000

Mount View, Mount Pleasant, Middletown, Powys, SY21 8DH

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



Situated in an elevated position with lovely views across the valley this individually designed, self build, offers a high standard of presentation throughout, off road parking and single garage. The property has double glazing, oil fired heating and solar PV. The accommodation comprises entrance hall, open plan kitchen/dining room, rear hallway lounge, W.C., landing, three bedrooms two of which have built in double wardrobes and family bathroom with dual end bath.



01938 555552

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



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01938 555552



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Three well-proportioned bedrooms
- Off-road parking and single garage
- Modern family bathroom
- Open-plan kitchen and dining room
- Elevated position with views across the valley

SITUATION

The property is situated in the sought-after village of Middletown, enjoying excellent access to the A458 with convenient links to the market town of Welshpool and the county town of Shrewsbury. Known as the Gateway to Wales, Welshpool offers an extensive range of shopping, leisure and everyday amenities, together with attractions including the medieval Powis Castle, the Welshpool & Llanfair Light Railway and the Montgomery Canal. The town also benefits from a railway station with direct services to Shrewsbury, Birmingham and the Cambrian Coast. Middletown itself enjoys a thriving community with a village hall, traditional public house and church, whilst nearby Breidden Hill offers superb walking opportunities and spectacular panoramic views across the surrounding countryside.

ACCOMODATION

The property is entered via a welcoming entrance hall with practical tiled flooring, providing ease of maintenance

The impressive dual-aspect kitchen/dining room forms the heart of the home, enjoying delightful views across the surrounding valley. Well-appointed with a comprehensive range of fitted units, it includes an electric hob and oven, together with plumbing for both a washing machine and dishwasher. Tiled flooring enhances both the practicality and style of this bright and sociable space. The kitchen provides access to a convenient ground floor WC.

The generously proportioned dual-aspect sitting room is a bright and inviting space, enjoying an abundance of natural light. A feature electric fireplace with an attractive decorative surround provides an elegant focal point, while wood-effect laminate flooring enhances the room's contemporary style and practicality.

The first floor offers well-proportioned accommodation comprising two generous double bedrooms, both benefiting from built-in double wardrobes, together with a slightly smaller third bedroom, ideal as a child's room, guest bedroom or home office.

Serving the bedrooms is a well-appointed family bathroom, fitted with a dual-ended bath incorporating a shower and glazed screen. Complemented by fully tiled walls and flooring, together with recessed spotlights, the bathroom offers a stylish and practical finish.

A rear hallway leads directly to the paved entertaining terrace, creating an effortless connection between the indoor living areas and the outdoor space, ideal for al fresco dining and entertaining.

EXTERNALLY

To the side of the property is a tarmacadam driveway providing ample off-road parking, together with a single garage, which is currently divided into three useful storage areas. A paved pathway leads to the entrance, complemented by a courtesy light, an outside tap and a low-maintenance gravelled area. An external oil boiler is also located here, while a pedestrian gate provides convenient access to the enclosed front garden.

The front of the property features a raised paved patio area, providing an excellent space for outdoor dining and entertaining while enjoying far-reaching views across the surrounding valley. Beyond this is a lawned garden area, with the added benefit of an external power point, making it ideal for a variety of outdoor uses.

SERVICES

Mains electricity, water, drainage and oil 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 8DH

What3Words Reference is ///transmitted.resurgent.increases

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 £36 (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

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