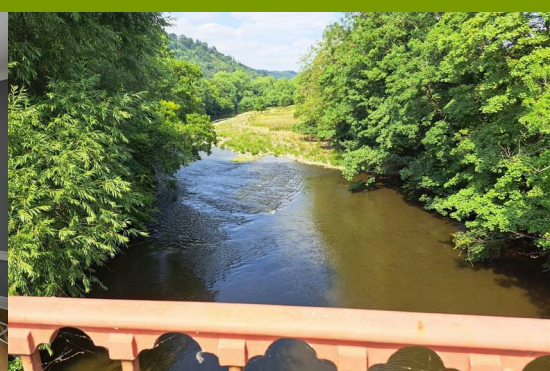




30 DOL Y FELIN

ABERMULE | MONTGOMERY | POWYS | SY15 6BB

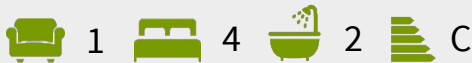


Situated in the popular village of Abermule, this four bedroom detached family home enjoys a quiet cul-de-sac setting with countryside walks nearby

Benefiting from off-road parking, adjacent garage and manageable sized garden to the rear, the property also enjoys a picturesque backdrop of a mature oak tree and the soothing sound of river rapids in the valley beyond

Moored main

£275,000



- Popular village of Abermule on the River Severn
- Situated at the end of a quiet cul de sac
- Four bedroom detached family home with garage and parking
- Easy access to village centre and community play areas
- No onward chain



DESCRIPTION

Situated in the popular village of Abermule, which benefits from a community centre and playing fields, children's play parks, a bowling green, tennis courts, and The Abermule Inn, this attractive four bedroom detached family home enjoys a desirable position at the end of a quiet cul-de-sac.

Conveniently located for both Welshpool and Newtown, the property also enjoys easy access to the village centre and the bridge crossing over the River Severn via a nearby tarmac footpath.

The accommodation comprises an entrance hall, cloakroom/WC, kitchen/breakfast room, spacious lounge and a conservatory opening onto the rear garden.

At first floor there are four bedrooms (including a principal bedroom with en-suite shower room) together with a family bathroom fitted with a bath and shower over.

Externally, the property benefits from ample off-road parking, a single garage and manageable front and rear gardens.

The rear garden enjoys an attractive outlook towards a magnificent mature oak tree, while the gentle sound of the river rapids in the valley beyond enhances the peaceful and picturesque setting.

An ideal family home, combining the benefits of village living with excellent local amenities, countryside walks, and convenient access to nearby market towns.



SCHOOLS

Abermule benefits from a well regarded village primary school, with secondary education available at nearby Newtown High School.

A wider range of educational facilities can also be found in both Newtown and Welshpool, all within convenient travelling distance

SERVICES

Mains electricity, gas, 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'

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.



VIEWINGS

Strictly by appointment only with the selling agents:

Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Tel No: 01938 555552.

Email: welshpool@halls.gb.com

DIRECTIONS

Postcode for the property is SY15 6BB

What3Words Reference is [verve.crunch.villa](https://www.what3words.com/verve.crunch.villa)

WEBSITES

Please note all of our properties can be viewed on the following websites:

www.halls.gb.com

www.rightmove.co.uk

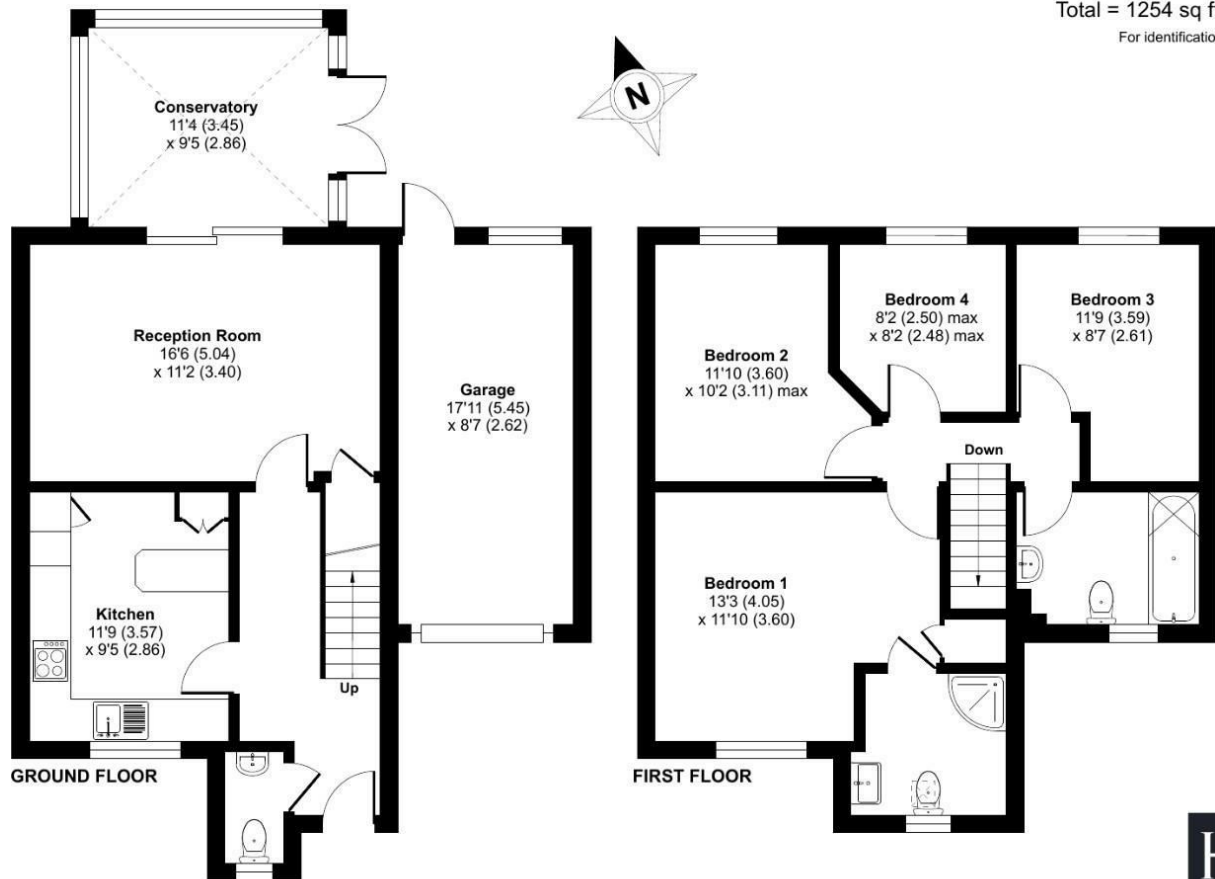
www.onthemarket.com

Approximate Area = 1107 sq ft / 102.8 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1254 sq ft / 116.4 sq m

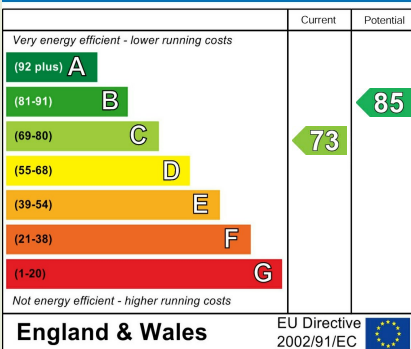
For identification only - Not to scale



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



Energy Efficiency Rating



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



WELSHPOOL SALES

14 Broad Street | Welshpool | Powys | SY21 7SD

01938 555552

welshpool@hallsgb.com

www.hallsgb.com



1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

Bishops Castle | Ellesmere | Kidderminster | Oswestry | Shrewsbury | Telford | Welshpool | Whitchurch