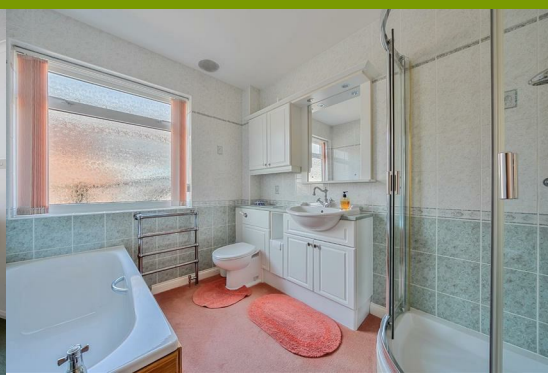


OAKLEIGH

BROOKFIELD ROAD | WELSHPOOL | POWYS | SY21 7PZ







No upward chain. Oakleigh is a detached three bedroom bungalow in a popular residential area of Welshpool, conveniently located on a town circular bus route and close to local amenities, schools and transport links

The property provides spacious and well proportioned accommodation throughout, together with excellent storage, including a substantial boarded loft extending across the full length of the bungalow

Outside, there is off road parking, an integral garage and workshop, together with a generous enclosed rear garden enjoying an attractive outlook towards a magnificent mature oak tree and playing fields beyond

Offers in the region of £255,000



2 3 1 C

- **Detached three bedroom bungalow**
- **Open outlook beyond large rear garden**
- **Popular location close to bus stop & amenities**
- **Excellent storage, garage and workshop**
- **No upward chain**

SITUATION

Oakleigh occupies a convenient location on Brookfield Road, a well established and popular residential area situated just off Red Bank. Red Bank is one of the principal routes connecting Welshpool town centre, approximately 1.5 miles to the west, with the nearby village of Guilsfield

The property enjoys a convenient yet peaceful setting, close to local amenities and schools and a No.88 bus service stop on Brookfield Road that provides a local circular service linking Welshpool town centre, Borfa Green, Brookfield Road and surrounding residential areas

DESCRIPTION

This detached three bedroom bungalow (originally constructed in the 1960s) offers spacious single storey accommodation together with an integral garage, adjoining workshop and off-road parking with large enclosed rear garden with views of an impressive oak tree and playing fields beyond



ACCOMMODATION

A welcoming and enclosed entrance porch offers ample space for seating and providing the perfect spot to sit, relax and watch the world go by

The porch leads into the entrance hall that has useful and large built-in storage cupboards

The fitted kitchen is equipped with a range of units and provides internal access to the integral garage

There are three bedrooms in total. Bedroom One is a single bedroom positioned to the front of the property and benefits from a fitted furniture. Bedroom Two is a double bedroom (also located to the front) with a fitted wardrobe. Bedroom Three is a generous principal bedroom overlooking the rear garden and also features a fitted wardrobe

The family bathroom is fitted with a bath and separate shower cubicle

A spacious living room, measuring approximately 7.26m x 3.58m, offers ample space for both seating and dining areas

To the rear, a conservatory measuring approximately 7.43m x 1.79m enjoys attractive views over the garden and provides additional living space

Further accommodation includes an integral garage with an adjoining workshop

A particularly noteworthy feature is the extensive boarded loft space, extending the full length of the property and offering excellent storage potential



OUTSIDE

To the front, there is an open lawn behind a low brick boundary wall adjacent to the driveway that provides off road parking and access to the garage

The rear garden offers a delightful outdoor space with a substantial lawn, mature planting and the impressive oak tree that provided the inspiration for the property's name. The enclosed nature of the garden makes it ideal for families, gardeners and pet owners alike

Beyond the garden are open playing fields, creating a pleasant outlook and an enhanced sense of space

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.

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 7PZ

What3Words Reference is ///fortunate.relocated.supplied

VIEWINGS

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

ANTI MONEY LAUNDERING CHECKS

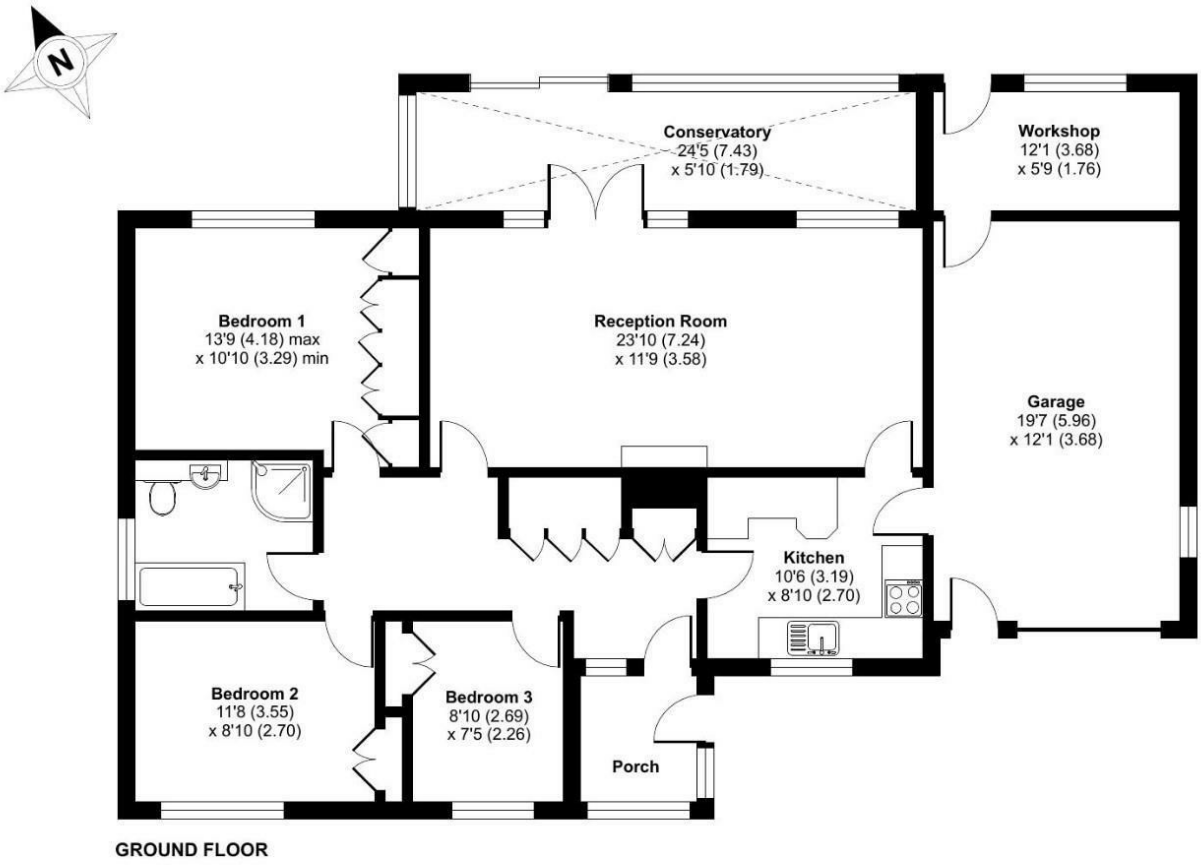
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WEBSITES

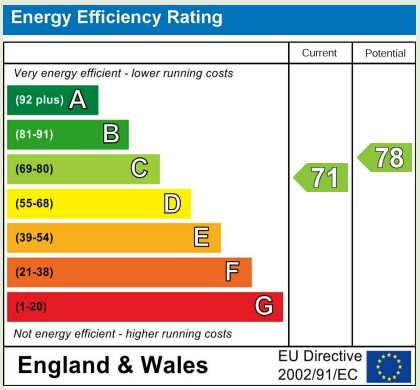
Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

Approximate Area = 1483 sq ft / 137.8 sq m (includes garage)
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1508754



Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice? We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.

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The Property Ombudsman

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.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using

upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** 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