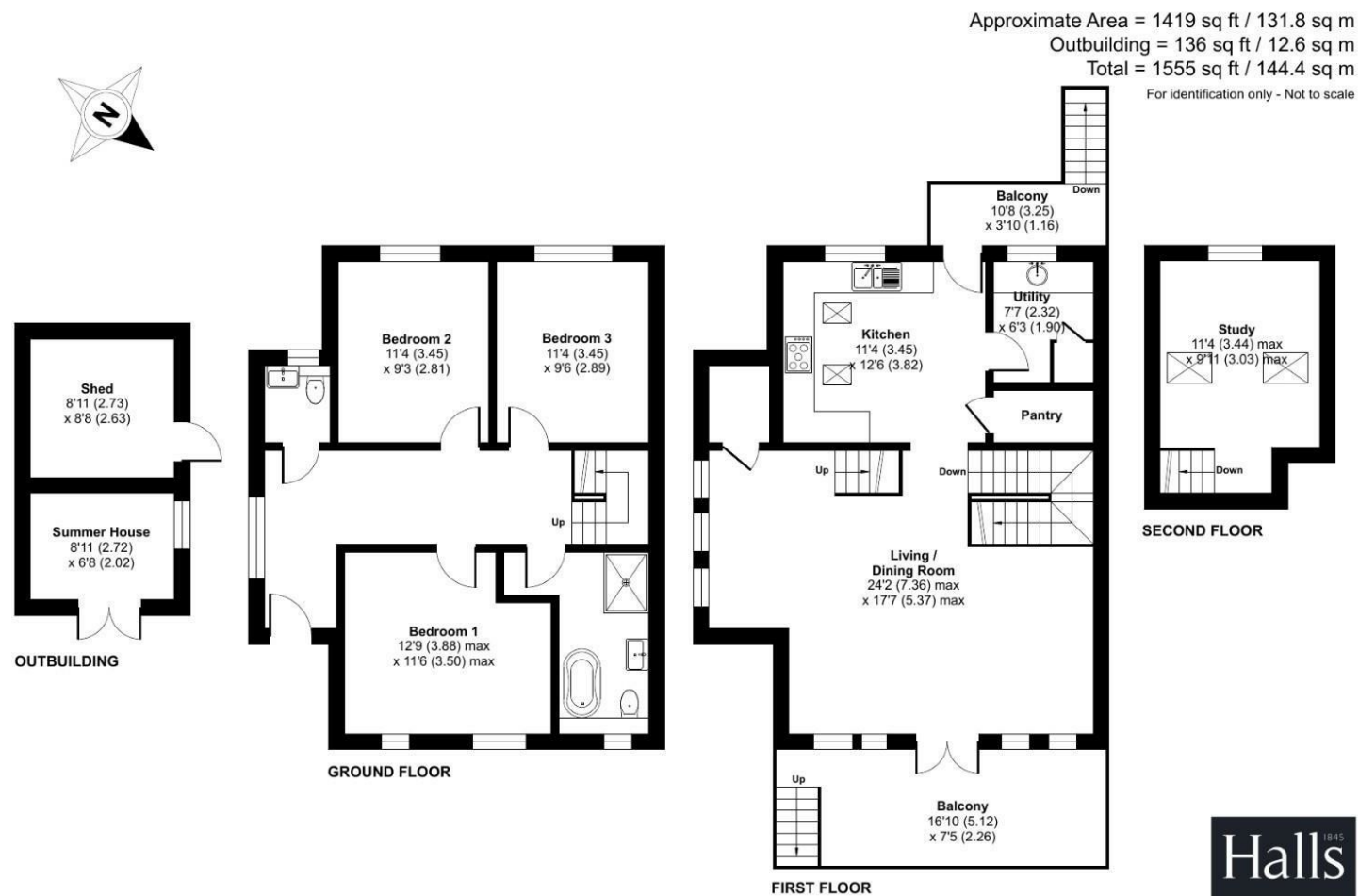


FOR SALE

Bronygaer Hen-Domen, Montgomery, Powys, SY15 6HD

Halls 1845



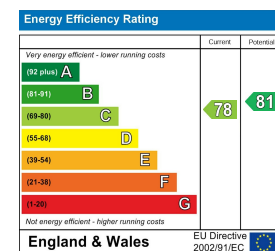
FOR SALE

Offers in the region of £340,000

Bronygaer Hen-Domen, Montgomery, Powys, SY15 6HD

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1415292

Energy Performance 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. **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.

Detached family home designed to maximise the stunning rural views. The living accommodation situated on the first floor comprises kitchen with underfloor heating, utility room, pantry, opening in to lounge/diner with vaulted ceiling, French doors leading out onto a composite decked entertaining area with glazed balustrade. Stairs up to study and stairs down to three bedrooms, refitted bathroom and W.C. The property has EV car charger, solar PV with battery storage. The property is set in a rural setting with lovely views, off road parking, workshop and summerhouse with lawned garden and stocked borders.



01938 555552

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



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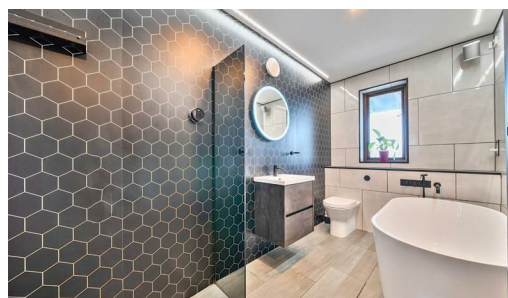
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Rural Setting and Views
- Open Plan Living Area
- EV car charger, Two solar PV arrays with battery storage
- Private Rear Garden
- Summer House and Workshop
- Oil Central Heating

UPVC double glazed entrance door leading to

Kitchen

Fitted with a modern range of base units with wooden work surfaces, twin bowl sink drainer unit with mixer tap, Belling range cooker with induction five ring hob, stainless steel extractor canopy, smoke alarm, tiled floor with electric underfloor heating, two double glazed roof lights, tiled splashbacks, display shelving with lights under, plumbing and space for washing machine, double glazed window to front elevation, recess spotlights, part vaulted ceiling, space for fridge freezer, radiator, opens into Lounge/ Dining Room.

Utility Room

Plumbing and space for washing machine, range of base units with wooden work surfaces, double glazed window to front elevation, inset Belfast sink, tiled floor, radiator, tiled splashbacks, airing cupboard, solar inverter and battery storage, pantry with walk in shelved cupboard with tiled floor.

Lounge/ Dining Room

Stairs down to Bedrooms, two radiators, vaulted ceiling, three double glazed roof lights, exposed ceiling beams, oak flooring throughout, storage cupboard, double glazed French door with side windows with views over to Welshpool and Berriew leading out to a composite decked entertaining area with glazed balustrade and stairs down to Garden, feature windows to gable door, three wall light points, stairs up to Office.

Office

Two double glazed roof lights, double glazed window to front elevation, eaves access, radiator, built in desk with storage units under.

Ground Floor Landing

Oak flooring, double glazed rear access door, radiator, under stairs storage cupboard with oil boiler, double glazed window to side elevation.

Bedroom One

Two double glazed windows to rear elevation, pine flooring, two wardrobes.

Bedroom Two

Double glazed windows to front elevation, pine flooring, radiator.

Bedroom Three

Double glazed windows to front elevation, pine flooring, radiator.

Wetroom

Refitted comprising of a feature bath with mixer tap, wash hand basin with drawers under, low level W.C., underfloor heating, walk in shower with rainfall shower head, heated towel rail, feature lighting, frosted double glazed window to rear, extractor fan, tiled flooring with feature wall.

W.C.

Low level W.C., wash hand basin set on vanity unit, tiled floor, heated towel rail, double glazed window to front elevation.

Externally

To the front, the property has tarmac off road parking, stairs leading up to front door, stocked borders and EV charging point. To the rear there is a workshop with additional solar panels, summer house with wifi, electric heating and built in seating, external power points, paved entertaining area, lawn, stocked borders and tap.

Agents Notes

There is a Section 106 on this property, precluding any further extension to the property. The property has a shared septic tank with the neighbouring property. It is fitted with two solar PV arrays (16 Kilowatt on the house with 10 Kilowatt battery storage and a smaller 1.6 Kilowatt solar system located on the summer house roof). There are oak windows and internal oak doors. The property has full Fibre connected.

Services

Mains electricity, mains water, private 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 SY15 6HD

What3Words Reference is unites.sunbeam.fend

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

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