



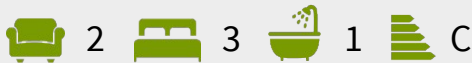
MOUNT VIEW MOUNT PLEASANT

MIDDLETOWN | WELSHPOOL | POWYS | SY21 8DH



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.

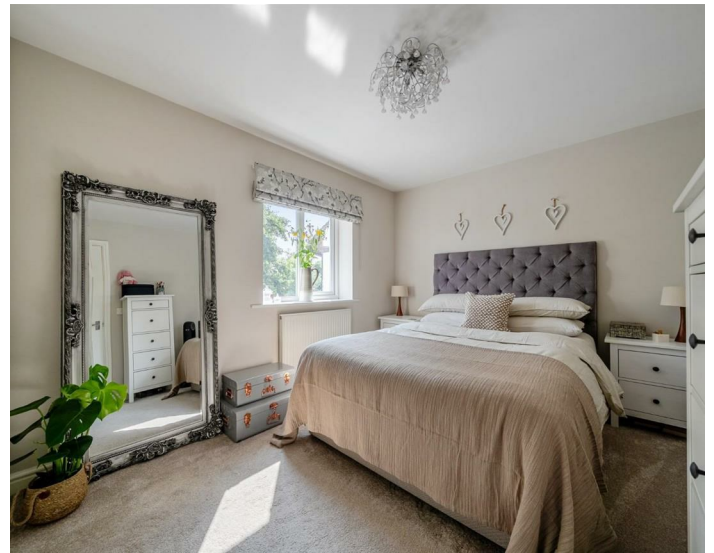
Offers in the region of £250,000



- 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.



ACCOMMODATION

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 tarmac 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

W h a t 3 W o r d s R e f e r e n c e i s
///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

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

www.hallsgb.com

www.rightmove.co.uk

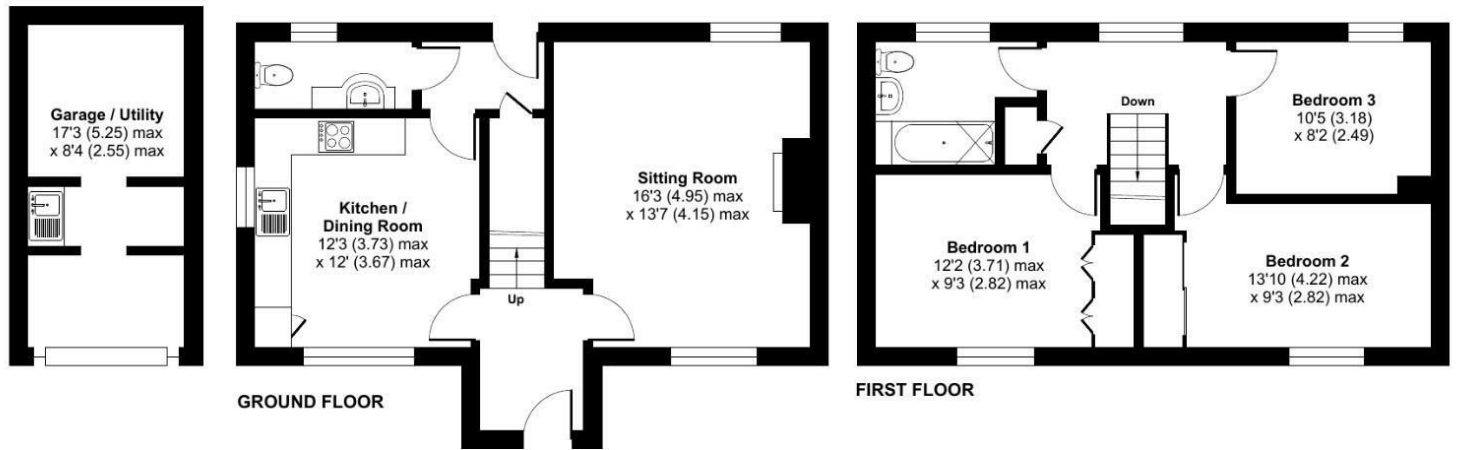
www.onthemarket.com

Approximate Area = 995 sq ft / 92.4 sq m

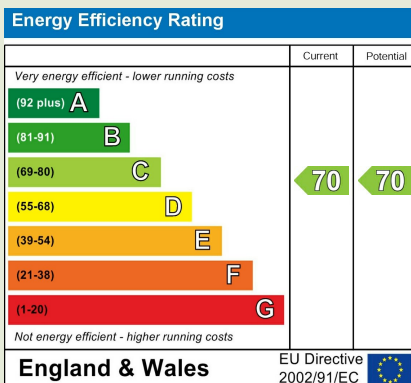
Garage = 144 sq ft / 13.4 sq m

Total = 1139 sq ft / 105.8 sq m

For identification only - Not to scale



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



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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.



WELSHPOOL SALES

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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.

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