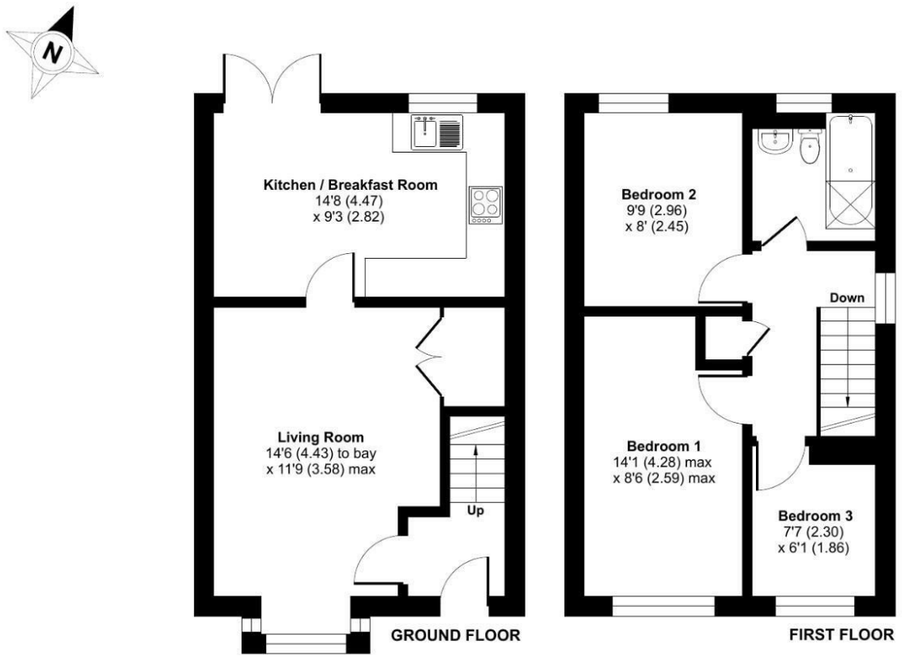
FOR SALE

53 Little Henfaes Drive, Welshpool, Powys, SY21 7BA

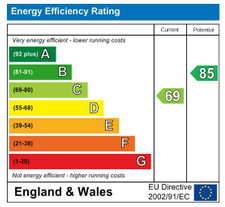
Approximate Area = 721 sq ft / 66.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1436174

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



01938 555552

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

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FOR SALE

Offers in the region of £220,000

53 Little Henfaes Drive, Welshpool, Powys, SY21 7BA

Situated a short walk from local shops, schools and the town centre this three bedroom family home has been redecorated and has no onward chain. The accommodation comprises entrance hall, lounge, kitchen / diner, landing, three bedrooms and bathroom. There are two allocated parking spaces to the front, double glazing, gas fired central heating and pleasant lawned rear garden with paved entertaining area.

FOR SALE

1 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

- **Conveniently located within walking distance of local shops and the town centre**
- **Three-bedroom family home, recently redecorated throughout**
- **Modern comforts with double glazing and gas central heating**
- **Pleasant rear garden with lawn and paved entertaining area**
- **Allocated parking to the front and offered with no onward chain**
- **No onward chain**

Double glazed entrance door into

Entrance Hall
Wood laminate floor covering, stairs off, radiator.

Lounge
Double glazed box bay window to front elevation, radiator, wood laminate floor covering, telephone point.

Kitchen/ Dining Room
Fitted with a range of wall and base units, laminate work surfaces, one and a half bowl sink drainer unit with mixer tap, Worcester oil boiler, radiator, gas hob, electric oven, extractor canopy, double glazed window to rear elevation, double glazed French doors, space for fridge freezer.

Landing
Double glazed window to side elevation, airing cupboard.

Bedroom One
Double glazed window to front elevation, radiator.

Bedroom Two
Double glazed window to rear elevation, radiator.

Bedroom Three
Double glazed window to front elevation, radiator.

Bathroom
Fitted with a white suite comprising of a bath with electric shower over, low level W.C., wash hand basin set on vanity unit, frosted double glazed window to rear, part tiled walls, radiator, extractor fan.

Externally
To the front, the property has a lawned area, parking space and an entrance canopy. To the rear is a paved yard, lawned area, timber fence surround, outside tap, gate to side and shed.

Directions
Postcode for the property is SY21 7BA

What3Words Reference is truckload.crunching.safest

Services
Mains electricity, water 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 'C'

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

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

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.

Notes
The property had has a new electric consumer unit fitted