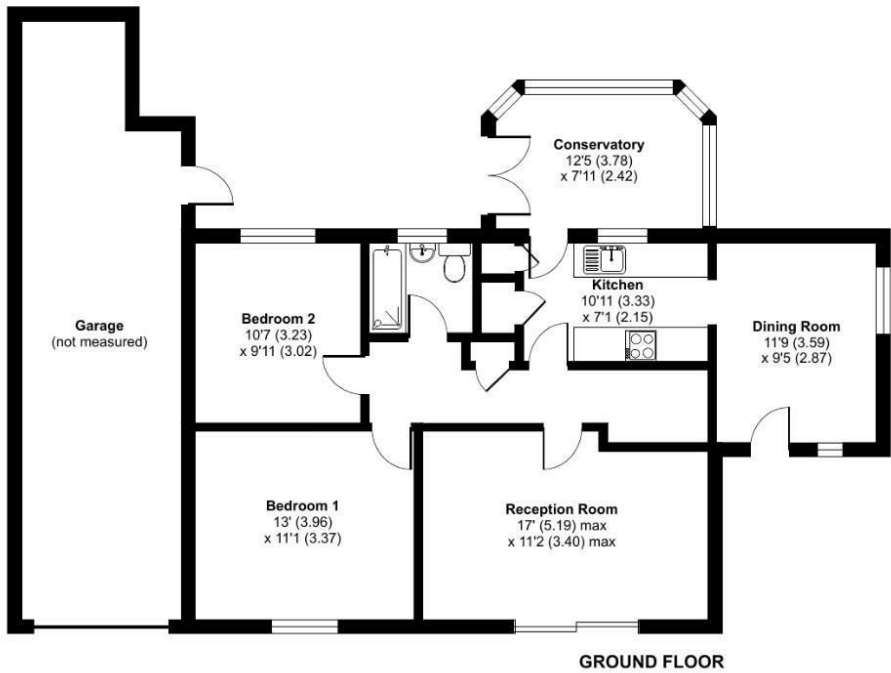


FOR SALE

27 Aubet Drive, Guilsfield, Welshpool, SY21 9LX



Approximate Area = 906 sq ft / 84.2 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). © nchecom 2026. Produced for Halls. REF: 1430961



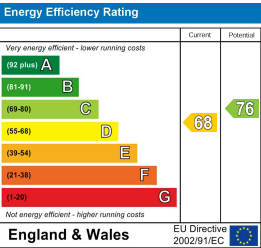
FOR SALE

Offers in the region of £225,000

27 Aubet Drive, Guilsfield, Welshpool, SY21 9LX

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



Situated on the edge of Guilsfield village with rural views this detached bungalow requires cosmetic refurbishment. The spacious bungalow comprises kitchen/dining room, lounge with patio doors to the front with lovely views, conservatory, two double bedrooms and bathroom. There is a generous amount of off road parking, larger than average garage with electric roller door, workshop, shed, and lawned rear garden with paved patio. The property has gas fired combination central heating, double glazing and no onward chain.



01938 555552

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



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null Reception Room/s


2 Bedroom/s


1 Bath/Shower Room/s





- No Onward Chain
- Farmland Views
- Village Location
- Requires Cosmetic Refurbishment
- Garage, Workshop and Shed
- Gas Central Heating

Frosted double glazed entrance door with oriel side window leading into

Dining Room
Double glazed window to side elevation with farmland views, Living Flame gas fire with tiled backing and hearth, decorative timber surround, radiator, opens into

Kitchen
Fitted with a range of wall and base units, laminate work surfaces, stainless steel sink drainer unit with mixer tap, space for gas cooker, tiled floor, tiled walls, space for fridge, freezer, meter cupboard, cupboard housing Worcester gas fired combination boiler, double glazed door to Conservatory, door to Inner Hallway.

Conservatory
Double glazed windows to three elevations, tiled floor, double glazed French lead to side, radiator, wall light point.

Inner Hallway
Radiator, door to Dining Room and Kitchen, storage cupboards, shelved linen cupboard with radiator.

Lounge
Double glazed patio doors to front elevation with rural views, exposed floorboards, two radiators, two wall light points.

Bedroom One
Double glazed window to front elevation, radiator, built in wardrobes, bedside tables and dressing table.

Bedroom Two
Double glazed window to rear elevation, radiator, wardrobes.

Bathroom
Fitted with a blue suite comprising of a bath with electric shower over, low level W.C., pedestal wash hand basin, frosted double glazed window to rear elevation, radiator, tiled walls, wall mirror.

Externally
To the front, the property has a lawned garden with gravelled off road parking areas and pathway and stocked borders. To the side there is further gated parking and to the rear there is a paved seating area, lawn, raised borders, outside tap, power point, shed with power and light, workshop with power and light, workbench with shelving and further attached lean to shed and dog run. The larger than average garage has electric roller shutter door with shelving, mezzanine storage level and door to rear leading to greenhouse.

Agents Notes
This property is offered for sale with no onward chain.

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 'D'

Directions
Postcode for the property is SY21 9LX

What3Words Reference is tribe.heats.unrated

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.