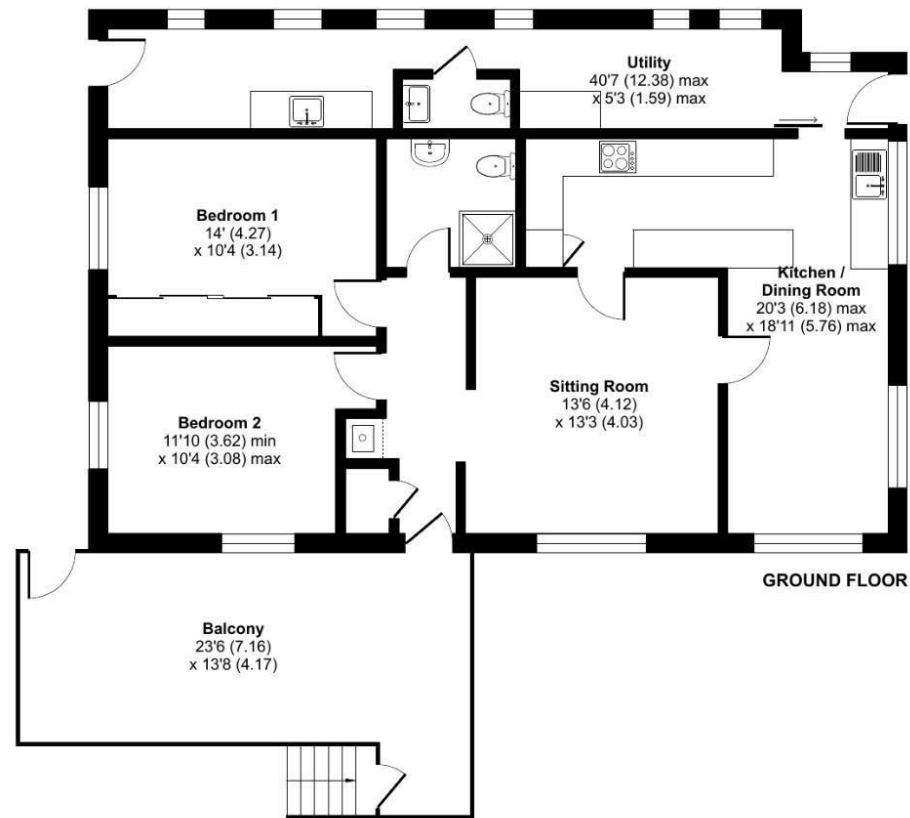


FOR SALE

Treetops, Forden, Welshpool, Powys, SY21 8LE



Approximate Area = 1056 sq ft / 98.1 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: 1407501



FOR SALE

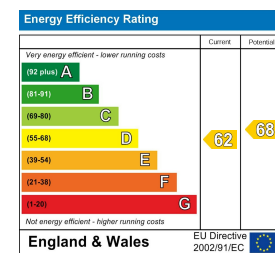
Offers in the region of £195,000

Treetops, Forden, Welshpool, Powys, SY21 8LE

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



This bungalow has been refurbished by the current owners and is situated in an elevated position with breath taking views over to Montgomery, Stiperstones and the Kerry Ridge. The property is a freehold property and has 12 months residency permitted. Accommodation comprises of an entrance hall/boot room, W.C., refitted kitchen, dining room, lounge, inner hallway, shower room, principal bedroom with built in wardrobes, dual aspect second bedroom with lovely far-reaching views. The living area has underfloor heating with double glazing throughout. Outside has a number of seating areas to enjoy the views, workroom/store fully insulated with lighting and power and a greenhouse with a garden shed attached. Three parking spaces. Viewing is essential to appreciate the setting and views. The property is offered for sale with no onward chain.



01938 555552

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



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Two bedroom bungalow refurbished by current owners
- Elevated position with breath taking views
- Underfloor heating to living area
- Work room/ store fully insulated with lighting and power
- Viewing highly recommended
- Offered for sale with no onward chain

Frosted double glazed entrance door leading into

Entrance Hall/ Boot Room

Inset ceramic sink, wooden work surfaces and drawer units, shelving, space for freezer, plumbing and space for two washing machines and tumble dryer, heated chrome towel rail, seven double glazed windows to rear elevation, recess spotlights, double glazed door to patio entertaining area.

W.C.

Low level W.C., pedestal wash hand basin, extractor fan, recess spotlights.

Kitchen

Refitted with a range of modern wall and base units with wooden work surfaces, double glazed window to side elevation, recess spotlights, inset sink drainer unit, mixer tap, fridge freezer, electric cooker, extractor canopy, part tiled walls, integrated dishwasher, opening into Lounge and Dining Room.

Dining Room

Double glazed picture window to front elevation with views towards Montgomery, Kerry Ridgeway and Stiperstones, window seat with storage under, loft access with dropdown ladder, double glazed window to side elevation.

Lounge

Double glazed window to front elevation with far reaching views, Polyflor Camaro Georgian oak parquet flooring.

Inner Hallway

Woodburning stove set on slate hearth, double glazed door to front elevation leading to decked seating area, cloaks cupboard, smoke alarm.

Bedroom One

Double glazed window to side elevation, built in wardrobes.

Bedroom Two

Double glazed windows to front and side elevations.

Shower Room

Walk in electric shower, low level W.C., pedestal wash hand basin, part tiled walls, extractor fan, recess spotlights.

Externally

There is parking for three cars, greenhouse, work room with power, outside tap, bin store, gate to lane and courtesy light. To the front of the property is a decked seating area with a power point, courtesy lights, storage cupboards and further paved seating area with raised beds and camomile lawn. To the side of the property is a further paved seating area with pumped stream, outside tap, power point, courtesy light, gate providing access to rear of the property and steps down to lawn.

Agents Notes

You cannot run a business from this property and the entrance driveway has shared maintenance between three properties. There is also a shared septic tank with maintenance costs divided between three properties.

Services

Mains electricity, mains water, private drainage, LPG gas bottles for boiler and electric under floor 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'

Directions

Postcode for the property is SY21 8LE

What3Words Reference is narrow.tools.purse

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

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