

FOR SALE

Maple 10, Valley View, Pentre'r-Beirdd, Guilsfield, SY21 9DL



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Offers in the region of £28,495

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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.



01938 555552

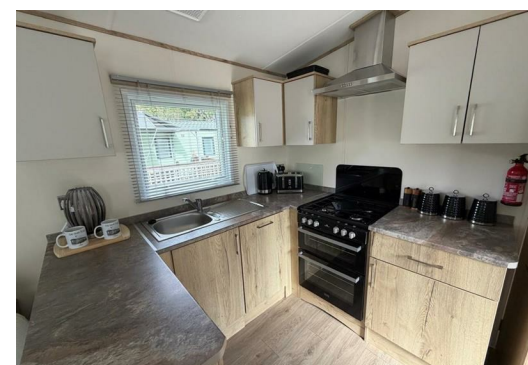
Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Beautifully situated on Valley View Holiday Park
- Three-bedroom park home, offered fully furnished
- Open-plan lounge, kitchen and dining area
- Composite decking with outdoor seating area
- 13 years remaining on the lease

SITUATION

The caravan is situated at Valley View Caravan Park in Pentre Beirdd. The park offers a relaxing setting, making it an ideal base for enjoying the local area and exploring the surrounding landscapes.

Pentre'r-Beirdd is just a short drive from the market town of Welshpool.

The market town of Welshpool (Y Trallwng) lies on the Wales / England border and is home to the medieval Powis Castle, the Welshpool and Llanfair Light Railway and the Montgomery Canal.

Known as the Gateway to Wales, the town provides all local amenities in an area of natural rural beauty, within commuting distance of Shrewsbury and Newtown.

Welshpool railway station provides direct links to Shrewsbury, Birmingham and the Cambrian coast.

ACCOMMODATION

A double-glazed entrance door opens into the impressive open-plan kitchen, thoughtfully fitted with a range of wall and base units, complemented by a useful larder cupboard.

The kitchen benefits from a gas hob and oven with stainless steel extractor canopy, sink and drainer with mixer tap, integrated dishwasher, and integrated fridge and freezer.

The kitchen flows seamlessly into the inner hallway and spacious lounge/dining area, creating an ideal setting for both everyday living and entertaining.

The bright and welcoming reception space features a wrap-around sofa, electric feature fireplace, TV and display unit.

Double-glazed windows to three elevations flood the room with natural light while offering attractive views over the park, creating a particularly bright and pleasant living environment.

The inner hallway provides access to the bedrooms and benefits from a useful storage cupboard, together with a separate cupboard housing the gas boiler.

The spacious master bedroom is well presented and furnished with a comfortable double bed, built-in wardrobes, dressing table, and a range of useful storage lockers and display shelving.

There are also two well-appointed twin bedrooms, each benefiting from wardrobes, storage lockers, and display shelving, providing practical storage and a comfortable sleeping environment for family and guests.

The well-appointed shower room features a modern walk-in shower unit, pedestal wash hand basin and WC, complemented by a heated towel rail and extractor fan. A separate WC provides additional convenience for residents and guests.

EXTERNALLY

Externally, the property benefits from an attractive composite decked seating area, providing an ideal space for outdoor dining and relaxation.

A wrap-around lawn offers a pleasant area of outdoor space, while a block-paved parking area provides convenient off-road parking.

SERVICES

Mains electricity, water, drainage and gas central heating are connected at the property.

None of these services have been tested by Halls.

DIRECTIONS

Postcode for the property is SY21 9DL

What3Words Reference is ///enhances.circles.doubts

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