

MAPLE 10 VALLEY VIEW

PENTRE'R-BEIRDD | GUILSFIELD | POWYS | SY21 9DL







Situated on the beautiful Valley View Holiday Park, this three bedroom park home is for sale fully furnished including outside garden furniture. The open plan living accommodation comprises lounge area with wrap around sofa, television and surrounding unit, fully fitted kitchen/diner, master bedroom with double bed, built in wardrobes, two twin bedrooms including beds and fitted furniture and shower room. Externally, there is off-road parking and composite decked seating area with lovely views across the park. There are 13 years left on the lease, fees are paid up until November.

Offers in the region of £28,000





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- **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.

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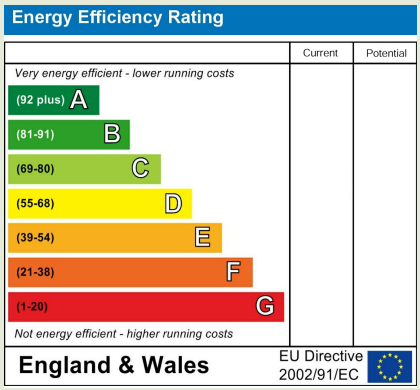

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Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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