

10 ABBEY CLOSE

POOL QUAY | WELSHPOOL | POWYS | SY21 9JT







10 Abbey Close is a larger than average three bedroom detached family home situated in Pool Quay. It is close to local amenities in Welshpool and offers easy access to Oswestry, Newtown and Shrewsbury with a local railway station located only a short distance away. The spacious accommodation comprises of an entrance hall, W.C., lounge, dining room, kitchen, conservatory, landing, principal bedroom with ensuite, two further double bedrooms and family bathroom. The property benefits from off road parking, single garage, double glazing, LPG central heating and lovely open views over Long Mountain to the rear.

Offers in the region of £289,500





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- **Larger-than-average detached family home**
- **Conveniently located in Pool Quay**
- **Spacious accommodation**
- **Off-road parking and single garage**
- **Double glazing and LPG central heating**
- **Lovely views over Long Mountain**

Frosted double glazed entrance door leading into

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

W.C.
Wall mounted wash hand basin, low level W.C., radiator, tiled floor, frosted double glazed window to front elevation.

Lounge
Double glazed window to rear elevation with open aspect over the surrounding farmland, radiator, four wall light points, wood laminate floor covering, double glazed French doors leading into Conservatory, panel glazed doors leading to

Dining Room
Double glazed windows to front and side elevations, wood laminate floor covering, radiator, under stairs storage cupboard, serving hatch to Kitchen.

Kitchen
Fitted with a range of oak fronted wall and base units with laminate work surfaces, one and a half bowl stainless steel sink drainer unit with mixer tap, plumbing and space for washing machine, electric hob and oven, extractor canopy, tiled splashbacks, recess spotlights, radiator, wood laminate floor covering.

Conservatory
Double glazed windows to three elevations, tiled floor, doors to decked seating area at rear, double glazed door to Garage.

Garage
Wall mounted LPG Ideal boiler, frosted double glazed window to rear, up and over door to front, power, light, loft access, fuse board.

Landing
Shelved airing cupboard, loft access, smoke alarm.

Bedroom One
Double glazed window to rear elevation with views over the surrounding farmland and towards Long Mountain, radiator, wood laminate floor covering, built in wardrobe with hanging rail, television point.

Ensuite
Electric shower, low level W.C., pedestal wash hand basin, radiator, extractor fan, frosted double glazed window to rear.

Bedroom Two
Double glazed window to front elevation, radiator, wood laminate floor covering, built in wardrobe with hanging rail, television point.





Bedroom Three
Double glazed window to front elevation, wood laminate floor covering, built in wardrobe with hanging rail, radiator, television point.

Family Bathroom
Bath, low level W.C., pedestal wash hand basin, radiator, frosted double glazed window to side elevation, extractor fan, shaver point.

Externally
To the front, the property is approached along a private driveway with maintenance divided between four properties who have access from it. There is a tarmac parking area, courtesy light and entrance canopy. To the rear there is a lawned area, LPG tank, pedestrian access gates to either side of the property, outside tap and open views over Pool Quay towards Long Mountain.

Services
Mains electricity, water, drainage and LPG 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 'E'

Directions
Postcode for the property is SY21 9JT

What3Words Reference is targeted.professed.clays

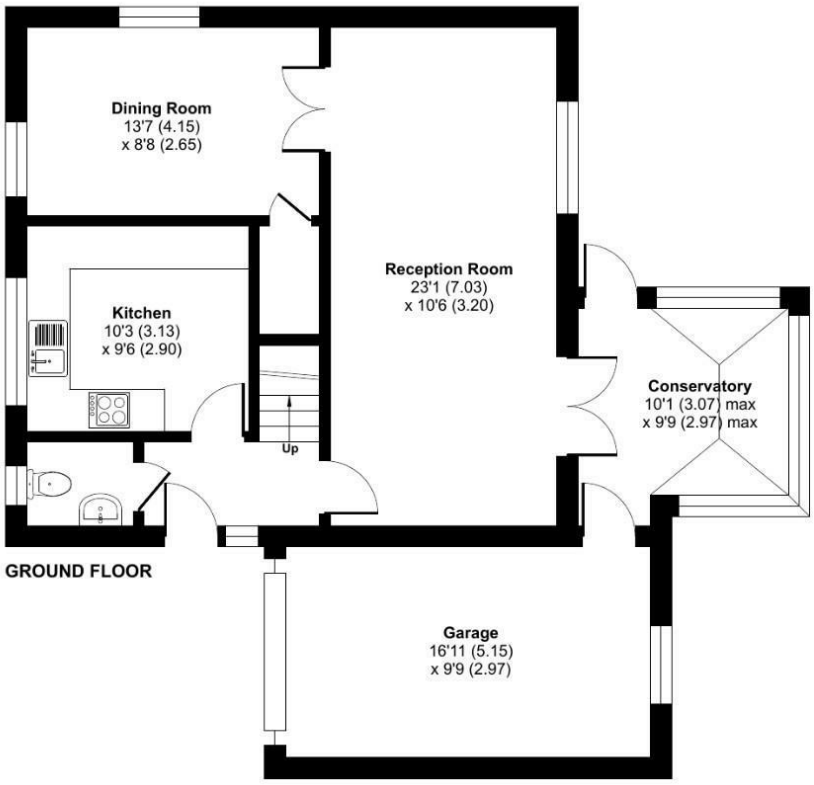
Viewings
Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

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.

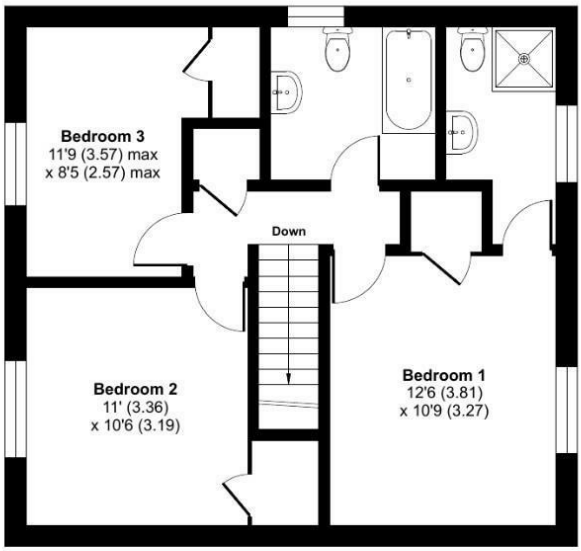
The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank 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

Approximate Area = 1231 sq ft / 114.4 sq m
Garage = 165 sq ft / 15.3 sq m
Total = 1396 sq ft / 129.7 sq m
For identification only - Not to scale

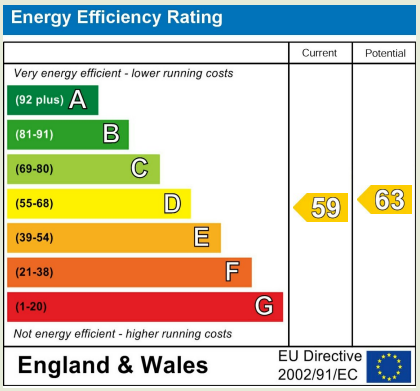


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1405671



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

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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The Property Ombudsman

WELSHPOOL SALES

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www.hallsgb.com

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.