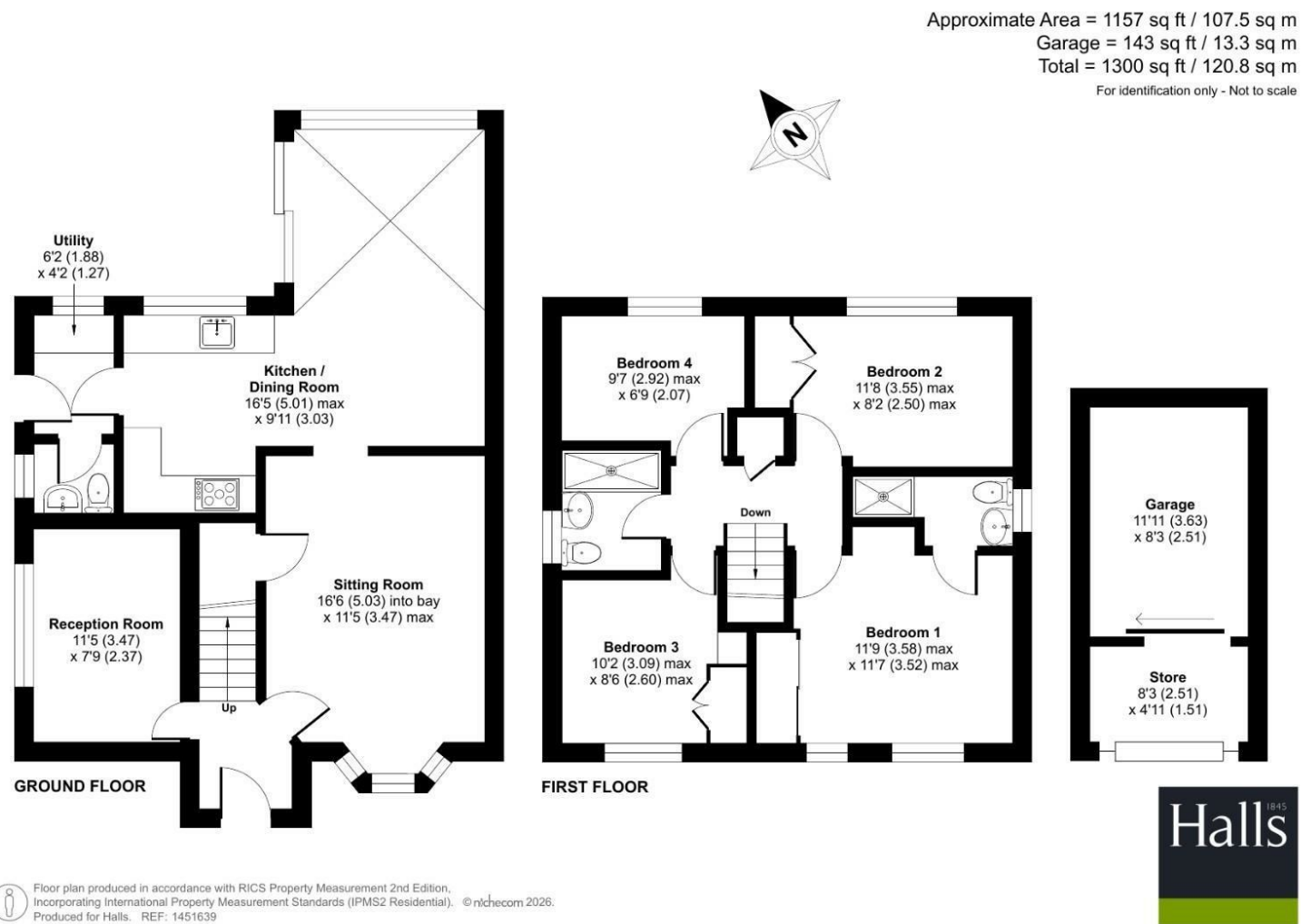


FOR SALE

113 Gungrog Hill, Welshpool, SY21 7UL



FOR SALE

Offers in the region of £325,000

113 Gungrog Hill, Welshpool, SY21 7UL

Extended and much improved four bedroom detached family home with lovely views along the valley

The accommodation comprises entrance hall, lounge with remote controlled gas stove, extended and refitted kitchen/ diner/ conservatory creating a great family room, study/playroom, utility, W.C., landing master bedroom with en suite, three further bedrooms and family bathroom

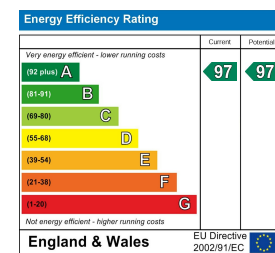
The property has Solar PV, EV charger, landscaped gardens, farmland views to the rear. The garage has been converted into a workshop and the attic has been boarded to create a great storage area.



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



01938 555552

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



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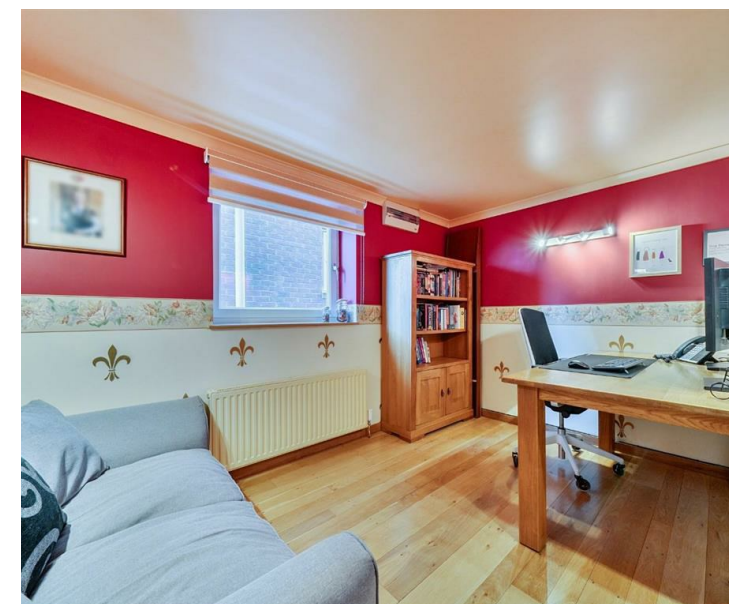
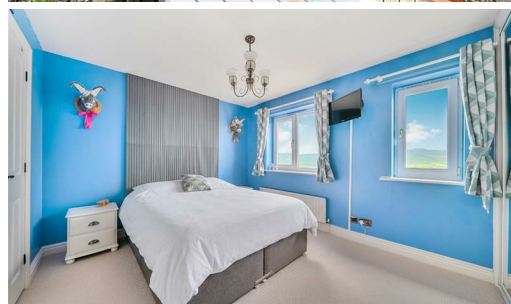
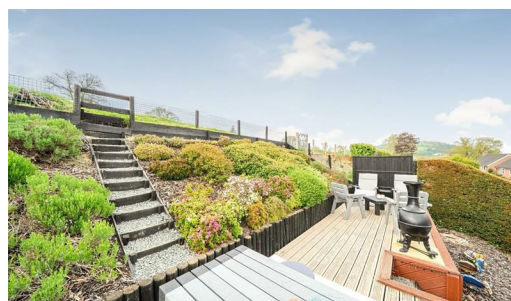
1 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- Four bedroom detached family home
- Open-plan kitchen/diner/conservatory family space
- Master bedroom with en suite & family bathroom
- Farmland views to the rear offering a peaceful rural outlook
- Birds eye view over Welshpool and the Severn Valley

Situation

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.

Situated at the highest point of Gungrog (in a quiet and sheltered cul de sac that backs onto farmland) this immaculate four bedroom property commands a privileged vantage point with impressive views; over the town, the green farmland of the Severn Valley and the dramatic backdrop of Long Mountain beyond.

Schooling

The town has two primary schools, Ysgol Gymraeg Y Trallwng and Welshpool Church in Wales Primary School. Welshpool High School is a secondary school which teaches a range of pupils from ages 11-18. Several additional village schools, such as Leighton and Guilsfield, are also within easy reach with independent schools in the environs of Shrewsbury and Oswestry, providing families with further choice.

Accommodation

No expense has been spared by the current owners in improving this property since new to a forever home; a quality fit out and extension, remote controlled heating and also solar panels on front and back roofs that ensure that electricity bills are substantially reduced.

Entrance Hall

with tiled floor and stairs off

Lounge

Double glazed bay window to front elevation with unobstructed, far-reaching views across the valley, quality solid oak flooring, gas fired, wood effect burner adding both comfort and character, giving the feel of a log burner without the upkeep

Kitchen Diner

L shaped with extended pitched glass conservatory roof that floods the area with natural light and evening sun. Stone tiled floor, fully fitted kitchen, breakfast bar, solid wood work surfaces. Patio doors to rear patio. Utility room with plumbing for washing machine and Worcester boiler and Cloakroom off.

Ground Floor Study / Guest Bedroom

with quality solid oak flooring

1st Floor

3 double bedrooms and single bedroom with fitted cream carpets; the main bedroom has fitted wardrobes and ensuite shower room. Landing cupboard.

Externally

A bench seat is located by the bay window of the front elevation and is a perfect place to sit quietly and enjoy a morning coffee

There is off road parking for 2 cars and EV charger, together with an electrical charging point for a caravan

The garage has been upgraded with an electric roller door and has been fitted out as a workshop with radiator to keep off any cold chill during winter

To the rear there is a paved patio area with stepped low maintenance garden and a raised marine timber decking that acts as a perfect, sheltered sun trap

Side passage way with automatic light

Loft Space

Accessed with fixed retractable aluminium ladder. Fully panelled and housing tempest boiler and solar energy system

Services

All mains services connected. Services have not 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 7UL

What3Words Reference is evenings.slowness.paving

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.

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