31 MIDDLETOWN RESIDENTIAL PARK

MIDDLETOWN | WELSHPOOL | POWYS | SY21 8EX

No Onward Chain Situated on Middletown Residential Park, this well presented detached two bedroom lodge comprises of an entrance hall, L shaped lounge diner with views over Moel Y Golfa, kitchen, principal bedroom with ensuite and dressing room, further bedroom with conservatory off and bathroom. The property has parking to the front with further parking opposite, gardens to all sides with stocked borders, pleasant lawned garden and shed to the rear. The property can be used all year round. Site fees are £185 PCM with fuel bills paid every quarter. This property is for over 55's residence only.

Offers in the region of £129,950

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- **Well-presented detached two-bedroom lodge**
- **Over 55s residence only**
- **L-shaped lounge/diner with views over Moel Y Golfa**
- **Lawned rear garden with shed**
- **Parking to front with additional parking available**
- **No onward chain**

Frosted double glazed entrance door leading into

Entrance Hall

Radiator, smoke alarm, cloaks cupboard, loft access, thermostat heating control, radiator.

L-Shaped Lounge/ Dining Room

Lounge Area

17'3 x 12'1 (5.26m x 3.68m)
Double glazed bay windows to side and front elevations with views over the Breidden Hills to the front, electric feature fire with decorative surround, two radiators, television point, two wall light points, opens into

Dining Room

10'6 x 8'4 (3.20m x 2.54m)
Double glazed bay windows to front elevation, radiator, door to

Kitchen

15'1 x 9'4 (maximum measurements) (4.60m x 2.84m (maximum measurements))
Fitted with a range of wall and base units with laminate roll top work surfaces, one and a half bowl stainless steel sink drainer unit with mixer tap, Hotpoint washing machine, gas hob, electric oven, extractor canopy, breakfast bar, cupboard housing Worcester LPG boiler, radiator, double glazed window to side elevation with frosted double glazed side access door, integrated fridge and freezer, storage cupboard, extractor fan.

Bedroom One

9'9 x 8'9 (2.97m x 2.67m)
Double glazed bay window to side elevation, radiator, walk in wardrobe with hanging rails.

Ensuite Shower Room

Low level W.C., walk in shower, wash hand basin set on vanity unit, extractor fan, frosted double glazed window to rear elevation, radiator.

Bedroom Two

10'1 x 9'4 (3.07m x 2.84m)
Double glazed window to side elevation, built in wardrobe, radiator, door to

Conservatory

9'4 x 8'9 (2.84m x 2.67m)
Double glazed windows to three elevations, double glazed side access door.

Bathroom

Bath with shower over and screen, low level W.C., wash hand basin, frosted double glazed window, radiator.

Externally

To the front, the property has allocated parking with visitor parking opposite, lawned area and views over the Breidden Hills. To the side of the property is a paved patio seating area, tap, stocked borders and to the rear is a paved patio area, shed and steps up to lawned garden.

Agents Notes

This property is for over 55s only. The site rent is £185 per calendar month. Fuel bills are paid to the site office quarterly. The property is vacant and offered for sale with no onward chain.

The property is just over 700 SqFt

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 'B'

Directions

Postcode for the property is SY21 8EX

What3Words Reference is soonest.salt.study

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.

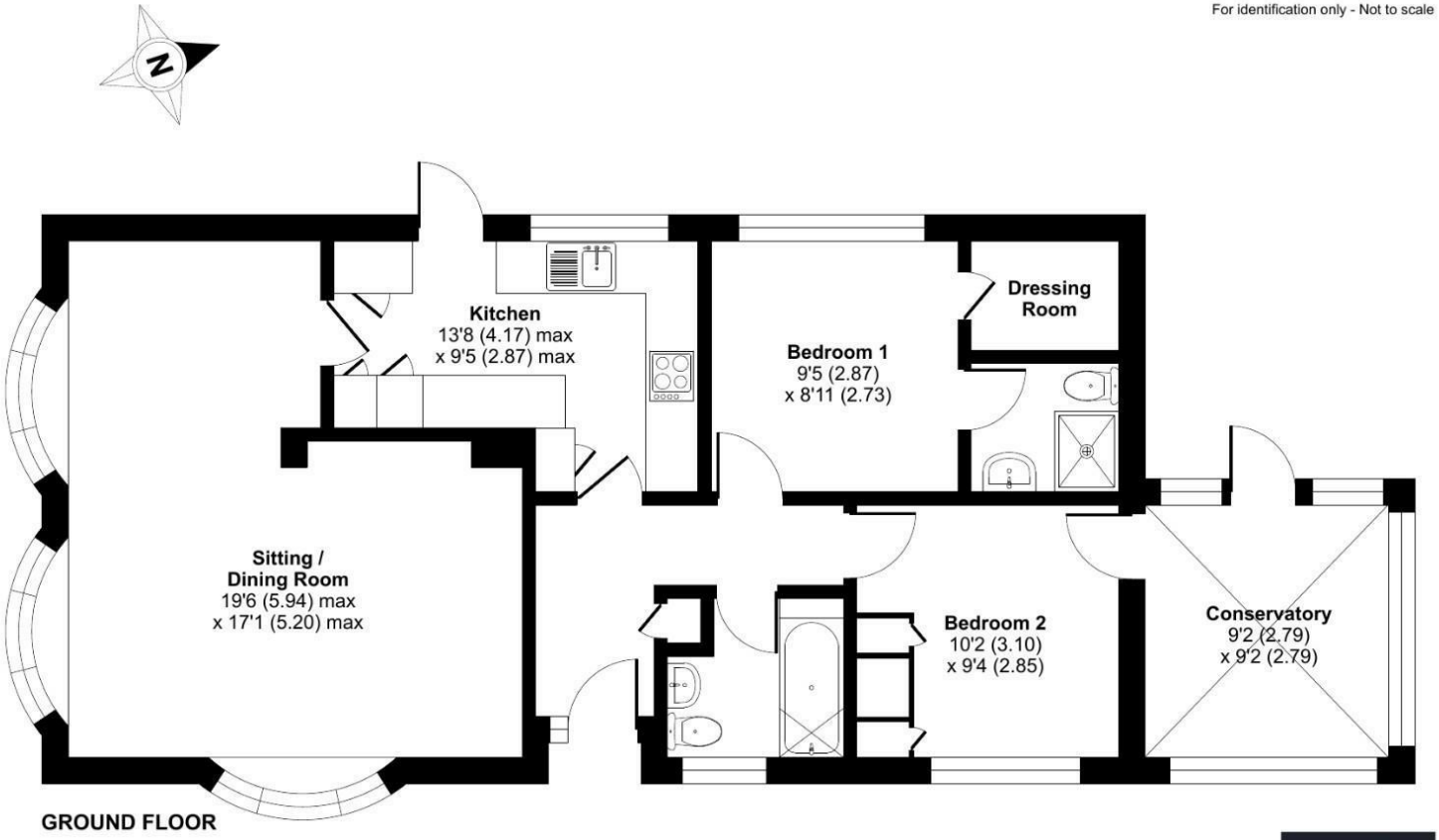
The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank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

Websites

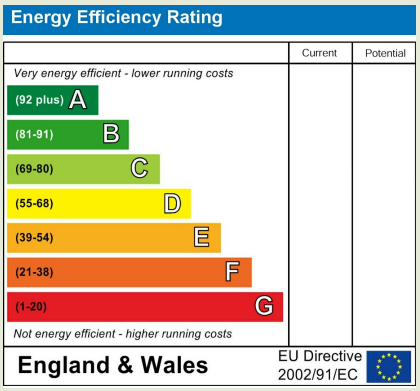
Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

Approximate Area = 873 sq ft / 81.1 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: 1497313



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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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WELSHPOOL SALES

14 Broad Street | Welshpool | Powys | SY21 7SD

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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.