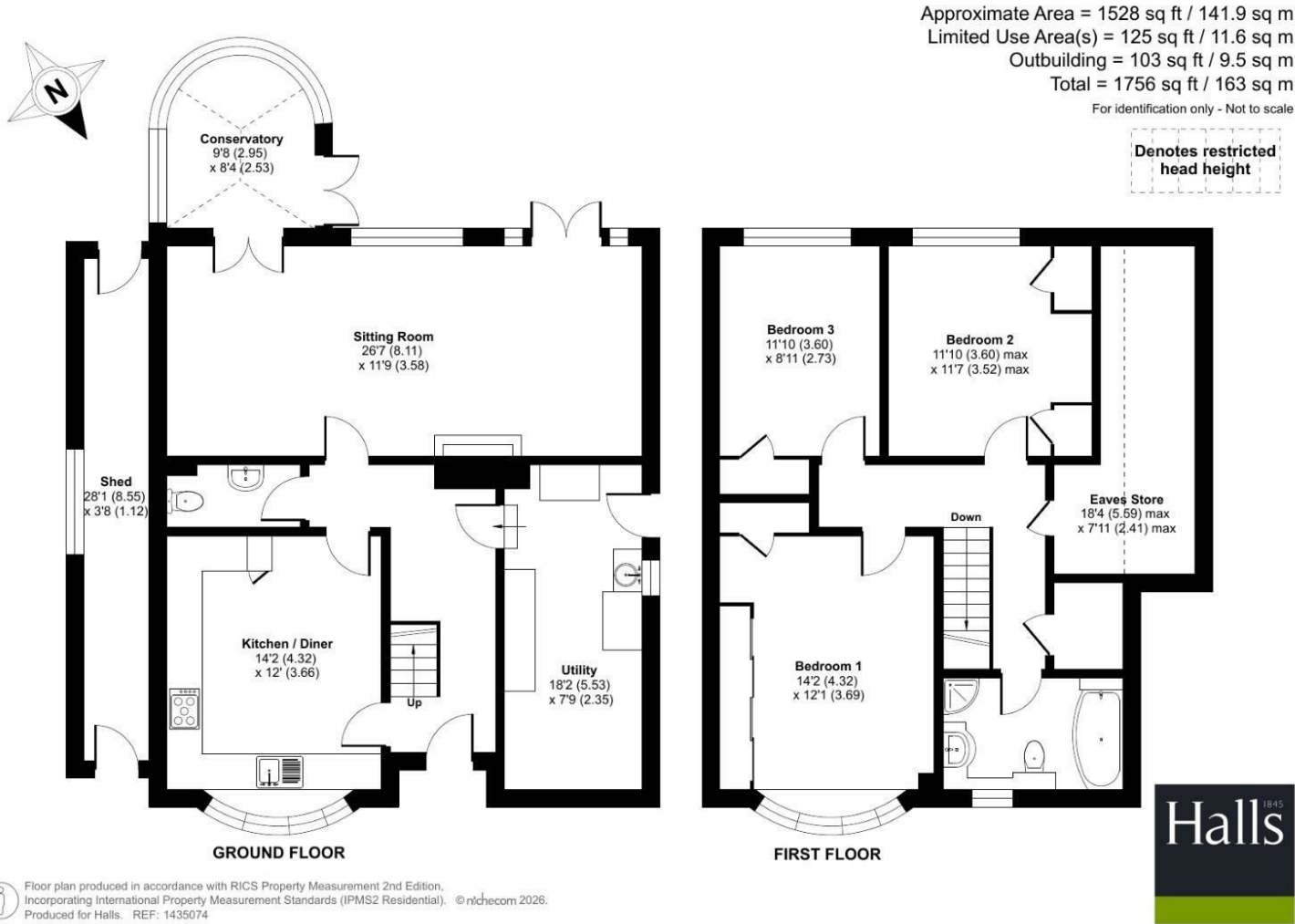


FOR SALE

Dinglewood Croft Road, Welshpool, Powys, SY21 7QD



FOR SALE

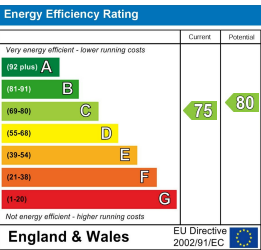
Asking Price £300,000

Dinglewood Croft Road, Welshpool, Powys, SY21 7QD

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



This individually designed family home offers great room sizes with a high standard of presentation and great views to the rear. The layout comprises entrance hall, generous kitchen/diner with granite work surfaces range cooker and American style fridge freezer, W.C., lounge/dining room with feature fireplace and French Doors into the conservatory and out into the rear garden. The garage has been converted into a useful utility space and houses the Worcester gas fired combination boiler, galleried landing with large storage and airing cupboards, three generous double bedrooms all with built in wardrobes and four piece family bathroom. The property has pressed concrete off road parking to the front and large patio area, lawned south facing rear garden and storage shed to the side.



01938 555552

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



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2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Spacious family home
- Generous kitchen/diner with granite worktops
- Converted garage providing a practical utility space
- Three large double bedrooms with built-in wardrobes
- Off-road parking and a south-facing lawned garden

Situation
Situating on the sought-after Croft Road, with convenient access to a direct bus route into the town centre, this individually designed three-bedroom detached home offers a perfect blend of modern living and everyday practicality.

Designed with space and light in mind, the property boasts generously proportioned rooms throughout, creating a bright and airy feel ideal for both relaxing and entertaining. Large windows to both the front and rear elevations provide pleasant open views, enhancing the sense of space and connection to the surroundings.

Accommodation
Ground Floor Living

The property is approached via a recessed entrance porch, opening into a welcoming and generously sized entrance hall that sets the tone for the space beyond.

A glazed internal door leads into the impressive kitchen/diner, thoughtfully designed with a range of shaker-style wall and base units, complemented by polished granite work surfaces.

The kitchen is well-equipped for modern living, with an American-style fridge freezer, range cooker, and dishwasher all included within the sale.

Flowing naturally from the entrance hall is the expansive lounge/diner, a bright and airy living space ideal for both relaxing and entertaining.

This room is enhanced by a feature gas fire and benefits from French doors that open into a conservatory with a double-glazed roof, creating a versatile additional reception area.

A further set of French doors leads directly onto the rear patio—perfect for indoor-outdoor entertaining.

Beyond the kitchen, there is a convenient downstairs W.C., adding to the practicality of the layout.

Utility & Practical Space

The former garage has been cleverly reconfigured to provide a highly functional utility room. This space includes plumbing for a washing machine, a ceramic sink, and houses the Worcester Bosch gas-fired combination boiler—offering both efficiency and convenience.

First Floor Accommodation

A bright galleried landing provides access to all first-floor rooms and includes a large walk-in storage cupboard alongside a generously sized shelved airing cupboard.

The master bedroom is well-appointed with a range of mirrored-fronted wardrobes, in addition to a further built-in wardrobe, offering excellent storage.

Two further double bedrooms also benefit from built-in wardrobes, making the home particularly well-suited for family living.

The family bathroom is fitted with a modern four-piece suite, including a large walk-in corner shower, bath, and additional storage beneath the sink—combining style with practicality.

Externally
External Space

To the front, a pressed concrete driveway provides off-road parking for two vehicles, alongside a neatly maintained lawn with stocked borders. A pedestrian gate offers convenient side access.

The south-facing rear garden is a standout feature of the property, designed with both relaxation and entertaining in mind.

A generous paved patio area—accessed from both the lounge and conservatory—creates the perfect setting for outdoor dining. The garden wraps around with a well-kept lawn, complemented by a further paved seating area framed by an attractive wisteria backdrop.

Additional benefits include an outdoor power point and a substantial side shed running the length of the property, providing excellent storage for garden tools and equipment.

Local Authority/Tax Band
Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001

The property is in band E

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

None of these services have been tested by Halls.

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

Directions
Postcode for the property is SY21 7QD

What3Words Reference is manicured.neon.bonfires

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 £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.