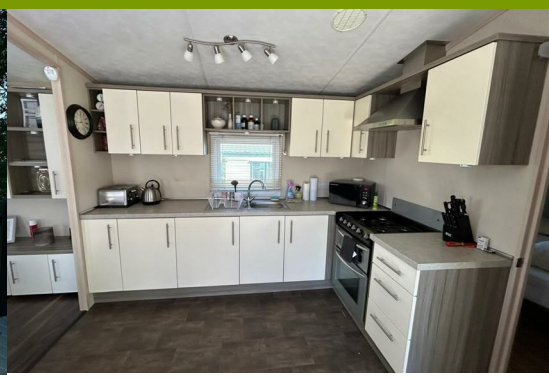


ELM 13 VALLEY VIEW HOLIDAY

GUILSFIELD | WELSHPOOL | POWYS | SY21 9DL







Situated on the beautiful Valley View Holiday Park, this two bedroom park home is for sale fully furnished including outside garden furniture. The open plan living accommodation comprises lounge area with sofa, fully fitted kitchen/diner, master bedroom with built in wardrobes and W.C., twin bedroom including beds and fitted furniture and shower room. Externally, there is off-road parking and wrap around composite decked seating area with stunning views across the valley and overlooking a nature reserve. There are 10 years left on the lease (end of 2036). This property is offered for sale with no chain.

Offers in the region of £22,000





1 2 2

- **For sale with no chain**
- **Two-bedroom fully furnished park home (includes outdoor garden furniture)**
- **Located in Valley View Holiday Park**
- **Off-road parking**
- **Wrap-around composite decked seating area**
- **10 years remaining on the lease (ends in 2036)**

Frosted double glazed entrance door into

Kitchen/ Dining Room

11'8 x 9'7 (3.56m x 2.92m)
Fitted with a range of wall and base units with laminate work surfaces, gas cooker and hob, stainless steel extractor canopy, double glazed windows to both elevations, integrated fridge freezer, cupboard housing gas boiler, radiator, stainless steel sink drainer unit with mixer tap, opening into

Lounge

12'3 x 12'1 (3.73m x 3.68m)
Wood laminate floor covering, radiator, double glazed windows looking out onto composite decked seating area with views across the valley, television point, electric feature fire, double glazed windows to either side, built in display cabinet and storage cupboards.

Bedroom One

10'3 x 9'4 (3.12m x 2.84m)
Double glazed window to side elevation, radiator, wood laminate floor covering, built in wardrobes, bedside tables, dressing table, two wall light points, television point.

W.C.

Pedestal wash hand basin, low level W.C., radiator, frosted double glazed window.

Bedroom Two

8'4 x 5'8 (2.54m x 1.73m)
Double glazed window to side elevation, twin beds, built in wardrobe, display shelving and storage cupboards, radiator.

Shower Room

Walk in shower cubicle, pedestal wash hand basin, low level W.C., radiator, extractor fan, frosted double glazed window.

Externally

The property has blocked paved parking with composite wraparound decking, outside tap, courtesy light and views across the valley.

Services

Mains electricity, water, drainage and gas central heating are connected at the property. None of these services have been tested by Halls.

Directions

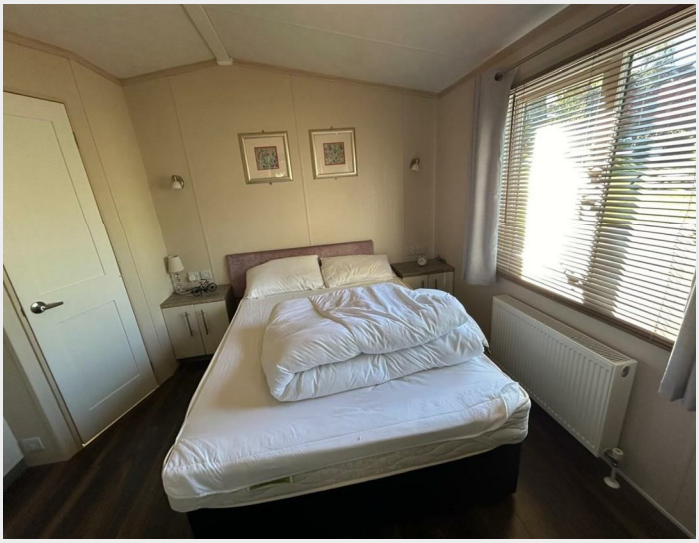
Postcode for the property is SY21 9DL

What3Words Reference is witty.decoded.print

Viewings

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





Anti Money Laundering Checks

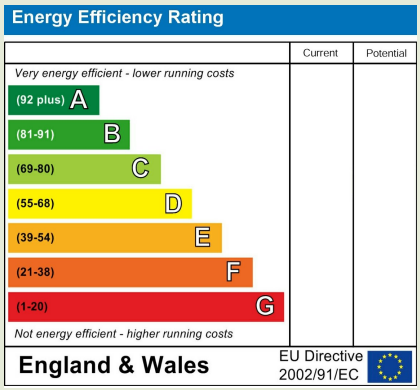
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach 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





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

Halls 1845

WELSHPOOL SALES

14 Broad Street | Welshpool | Powys | SY21 7SD

01938 555552 welshpool@hallsgb.com

www.hallsgb.com

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