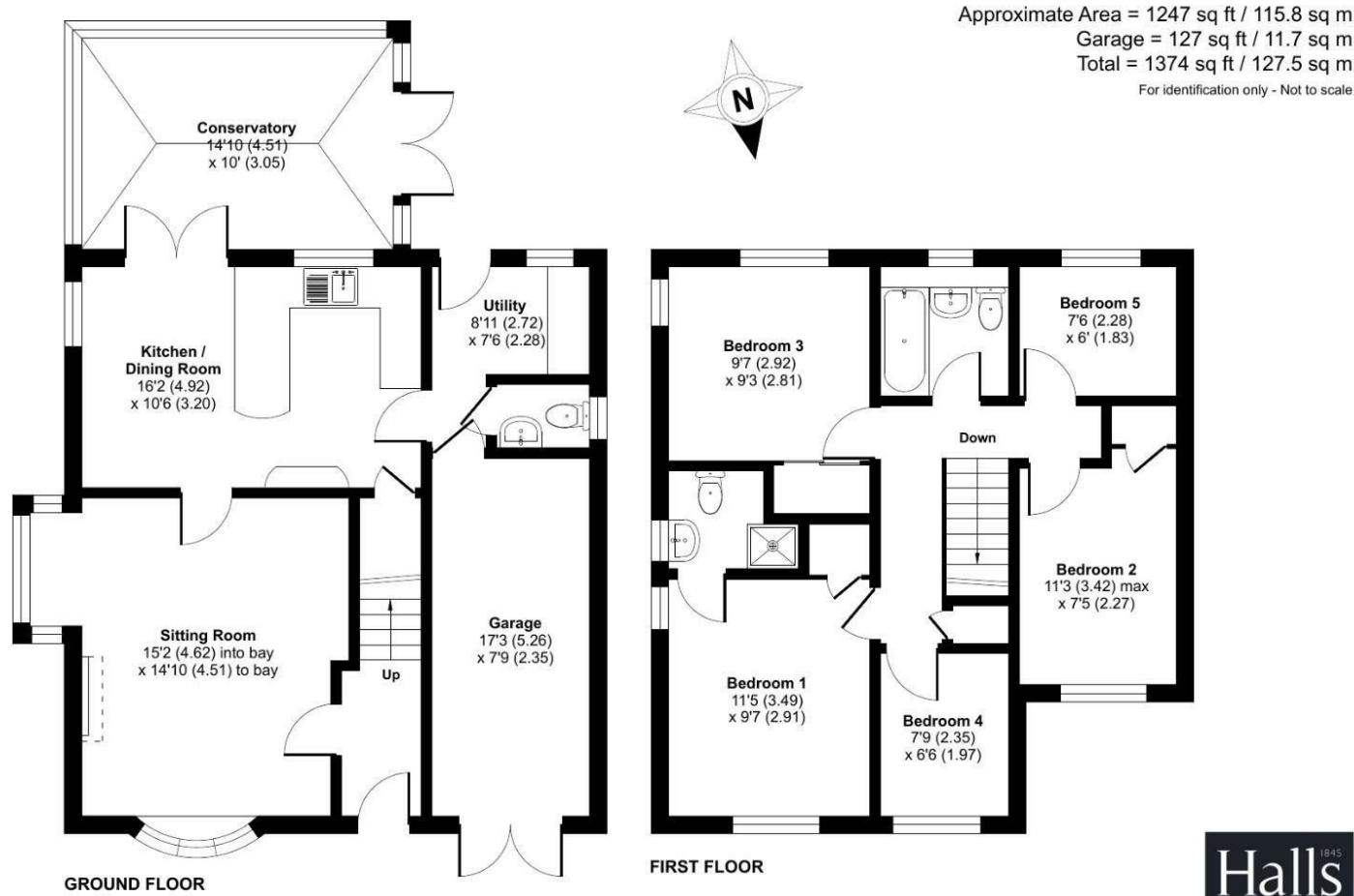


FOR SALE

36 Oldcastle Avenue, Guilsfield, Welshpool, Powys, SY21 9PA



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1360437



FOR SALE

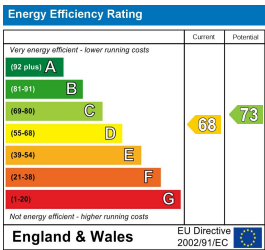
Offers in the region of £370,000

36 Oldcastle Avenue, Guilsfield, Welshpool, Powys, SY21 9PA

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



Situated in the popular village of Guilsfield close to local schools, shops and amenities, this well presented five bedroom detached family home comprises of an entrance hall, lounge, kitchen/diner, conservatory, utility room, W.C., landing, principal bedroom with ensuite, four further bedrooms and family bathroom. The property sits on a corner plot with off road parking, single garage and gravelled rear garden for ease of maintenance with a shed. The property benefits from double glazing and gas fired central heating.



01938 555552

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



halls.gb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

halls.gb.com

01938 555552



1 Reception Room/s



5 Bedroom/s



2 Bath/Shower Room/s





- Well presented five-bedroom detached family home
- Located in the popular village of Guilsfield
- Close to local schools, shops and amenities
- Corner plot with off road parking and single garage
- Low maintenance gravelled rear garden
- Double glazing throughout with gas fired central heating

Frosted double glazed entrance door leading into

Entrance Hall
Stairs off, wood laminate floor covering.

Lounge
Double glazed window to front elevation, double glazed box bay window to side elevation, wood laminate floor covering, Living Flame gas fire with marble hearth and backing and decorative surround, radiator, television point, double doors lead through to Kitchen/ Dining Room, French doors lead onto Conservatory

Kitchen/ Dining Room
Wood laminate floor covering, double glazed window to side elevation, range of wall and base units with laminate work surfaces, gas hob, electric oven, radiator, breakfast bar, extrqactor fan, window to Conservatory, space for fridge, understairs storage cupboard, door to

Utility Room
Base units, pluming and space for washing machine and tumble dryer, double glazed window and door to rear elevation, radiator, wood laminate floor covering, door to Garage.

W.C.
Low level W.C., wall mounted wash hand basin, wood laminate floor covering, frosted double glazed window to side elevation.

Conservatory
Double glazed windows to three elevations, double glazed French doors lead out into rear garden, ceiling light with fan.

Landing
Loft access, airing cupboard, radiator.

Bedroom One
Double glazed windows to front and side elevations, radiator.

Ensuite
Walk in electric shower, low level W.C., pedestal wash hand basin, tiled walls, extractor fan, shaver point, frosted double glazed window to side elevation.

Bedroom Two
Double glazed windows to side and rear elevations with farmland views to the rear, built in mirror fronted wardrobe, radiator.

Bedroom Three
Double glazed windows to front elevation, built in single wardrobe, radiator, loft access.

Bedroom Four
Double glazed window to rear elevation, radiator.

Bedroom Five
Double glazed window to front elevation, radiator.

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

Externally
To the front, the property is situated on a corner plot with tarmac off road parking, wraparound lawn, entrance canopy, single garage (garage has wall mounted Worcester boiler, power and light) and pedestrian access gate to side of the property. To the rear are two sheds and is gravelled for ease of maintenance with timber fence surround.

Services
Mains electricity, water, drainage and gas 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 'F'

Directions
Postcode for the property is SY21 9PA

What3Words Reference is fiery.cinemas.flitting

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 £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.

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