

**FOR SALE**

Offers in the region of £340,000

8 Mineah Drive, Guilsfield, Welshpool, SY21 9LZ

Situated in the popular village of Guilsfield this three bedroom detached family house is situated at the end of a quiet cul de sac and sits in a private, generous plot. The accommodation comprises entrance porch, entrance hall, lounge, dining room, kitchen/breakfast room, bathroom and master bedroom, landing and two further double bedrooms. The property has an external laundry room, boiler room and home office. The property enjoys a high degree of privacy yet is close to local amenities with pleasant views. The property has double glazing, oil fired central heating and carport. Viewing advised.





- **Detached Three Bedroomed Property**
- **Kitchen/Breakfast Room with additional Laundry Room**
- **Secluded Plot in Popular Village Location**
- **Oil Fired Central Heating, Double Glazing**
- **Pleasant Gardens with Stocked Borders**
- **Viewing Recommended**

#### **FROSTED DOUBLE GLAZED ENTRANCE DOOR**

With side windows, leading into

#### **ENTRANCE PORCH**

With frosted glazed door with side windows providing access into the Entrance Hall.

#### **ENTRANCE HALL**

With central heating radiator, thermostat heating control, stairs off, two wall light points, telephone point.

#### **LOUNGE**

13'8 x 11'4 (4.17m x 3.45m)

With electric feature fire, marble hearth and backing with decorative timber surround, double glazed windows to both front and side elevations, central heating radiator, television point.

#### **DINING ROOM**

10'9 x 9'9 (3.28m x 2.97m)

Double glazed window to the side elevation, central heating radiator, arch way to

#### **KITCHEN**

Fitted with Oak fronted wall and base units with laminate work surfaces, electric hob and double oven, extractor canopy, stainless steel sink drainer unit, mixer tap, double glazed window to the rear elevation, tiled splashbacks, central heating radiator, integrated fridge, frosted double glazed door providing access to the rear of the property.

#### **BATHROOM**

Fitted with a white suite, comprising bath with mixer tap and shower attachment, electric shower over and screen, wash hand basin set on vanity unit, low level W.C., central heating radiator, tiled walls, double glazed window to the side elevation.

#### **BEDROOM ONE**

11'3 to wardrobes x 8'9 (3.43m to wardrobes x 2.67m)

Double glazed window to the front elevation, central heating radiator, built in double wardrobe.

#### **LANDING**

With airing cupboard.

#### **BEDROOM TWO**

14'4 x 11'5 (4.37m x 3.48m)

Double glazed window to the front elevation, central heating radiator. eaves access, built in double wardrobe.

#### **BEDROOM THREE**

11'5 x 9'9 (3.48m x 2.97m)

Double glazed window to the rear elevation, central heating radiator, loft access, eaves access.

#### **REAR PORCH**

Covered rear porch with doors to both laundry room and boiler room/study.



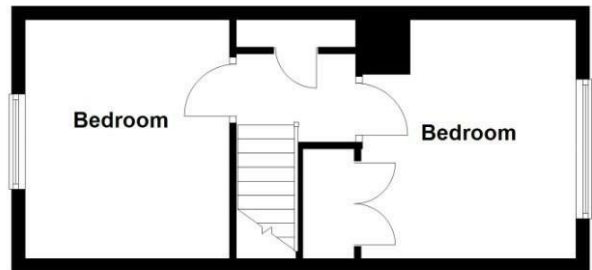
**Ground Floor**

Approx. 81.7 sq. metres (879.9 sq. feet)



**First Floor**

Approx. 28.3 sq. metres (304.6 sq. feet)



Total area: approx. 110.0 sq. metres (1184.5 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com). Direct Dial 07973 205 007  
Plan produced using PlanUp.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



#### LAUNDRY ROOM

6'1 x 4'7 (1.85m x 1.40m)

With plumbing and space for washing machine and tumble dryer, wall and base units with work surface.

#### BOILER ROOM

8'7 x 8'4 (2.62m x 2.54m)

With Worcester oil fired boiler, double glazed window to the rear elevation, range of wall and base units with laminate work surfaces and heating timer controls, with door to

#### STUDY/HOME OFFICE

8'5 x 8'4 (2.57m x 2.54m)

Double glazed window to the front elevation, central heating radiator, shelving and desk.

#### EXTERNALLY

The property is approached along a tarmacked driveway leading to gravelled area and Car port, with courtesy lights, lawn, stocked borders, apple tree.

To the side of the property is a pergola, shed, lawned area with hedge boundary.

To the rear there is a paved and gravelled seating area, further pergola, lawned area, oil tank, outside tap.

#### SERVICES

Mains electricity, water and oil central 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 'E'

#### VIEWING

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel No: 01938 555552.

Email: [welshpool@halls.gb.com](mailto:welshpool@halls.gb.com)

#### DIRECTIONS

Postcode for the property is SY21 9LZ

What3Words Reference is bumps.balancing.shuffles

#### MONEY LAUNDERING

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

#### WEBSITES

Please note all of our properties can be viewed on the following websites:

[www.halls.gb.com](http://www.halls.gb.com)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.onthemarket.com](http://www.onthemarket.com)



FOR SALE

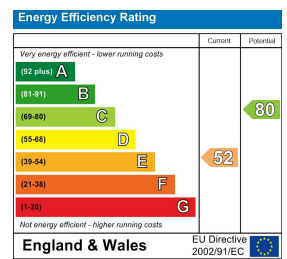
8 Mineah Drive, Guilsfield, Welshpool, SY21 9LZ



**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



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.