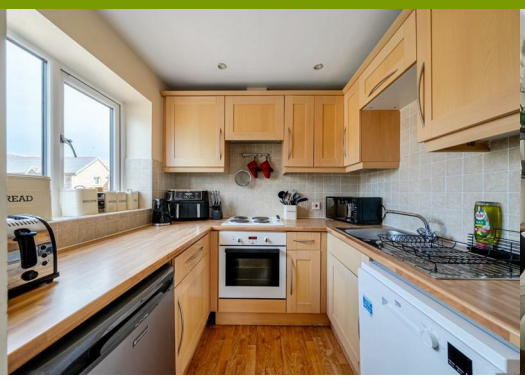


9 FFORDD SPOONLEY

LLANSANTFFRAID | POWYS | SY22 6FB







Refurbished three bedroom detached property conveniently situated close to local shops and amenities. Close to both Oswestry and Welshpool. The high standard accommodation comprises entrance hall, store room, large master bedroom with a wall of fitted wardrobes and en suite shower room, galleried first floor living room with French doors open onto a Juliet balcony, fully fitted kitchen, family bathroom and two further bedrooms. There is a garden area to the front of the property with off road parking and single garage. The property has oil fired central heating and no onward chain.

Offers Over £210,000





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- **Beautifully refurbished detached home**
- **Conveniently positioned to local amenities**
- **Spacious accommodation**
- **Large master bedroom**
- **Front garden, off-road parking, single garage**
- **No onward chain**

SITUATION

Situated in the popular village of Llansantffraid, providing easy access to both Welshpool and Oswestry, the property is just a short walk from local shops, take aways and village facilities.

The market town of Welshpool (Y Trallwng) lies on the Wales / England border and is home to the medieval Powis Castle, the Welshpool and Llanfair Light Railway and the Montgomery Canal.

Known as the Gateway to Wales, the town provides all local amenities in an area of natural rural beauty, within commuting distance of Shrewsbury and Newtown.

Welshpool railway station provides direct links to Shrewsbury, Birmingham and the Cambrian coast.

ACCOMODATION

The very well presented and much improved property is entered through a ground floor reception hallway with window seat with storage under and stairs leading up to the living accommodation, a very useful store room has tiled floor and range of wardrobes and laminate work surface. leading off the reception hallway is a large master bedroom with a wall of wardrobes providing a great amount of storage along with an en suite shower room,

The first floor has a duel aspect galleried lounge/dining room with French doors to the front flooding the room with light. The fully fitted kitchen has a range of wall and base units with laminate work surfaces, airing cupboard, electric oven and hob, extractor canopy, tiled walls and space for a fridge.

The family bathroom is fitted with a white, modern suite with vanity unit, bath, W.C., shaver light and tiled walls.

Bedroom two has French door leading onto a Juliet balcony to the front, built in double wardrobe with hanging rail and loft access. Bedroom three/Study has a window to the side elevation.

EXTERNALLY

To the front the property has an integral single garage, brick paved off road parking for two vehicles and a lawned area.

To the side is an oil tank with right of access over the adjoining tarmac driveway when filling.





SERVICES

Mains electricity, water, drainage 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 'D'

DIRECTIONS

Postcode for the property is SY22 6FB

What3Words Reference is bulge.daring.tone

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.

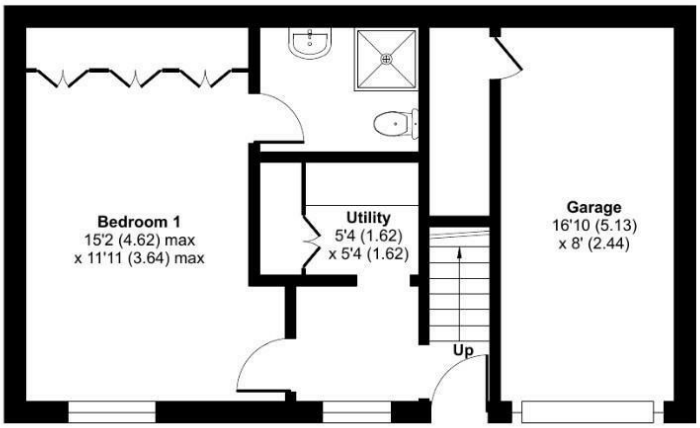
The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank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

WEBSITES

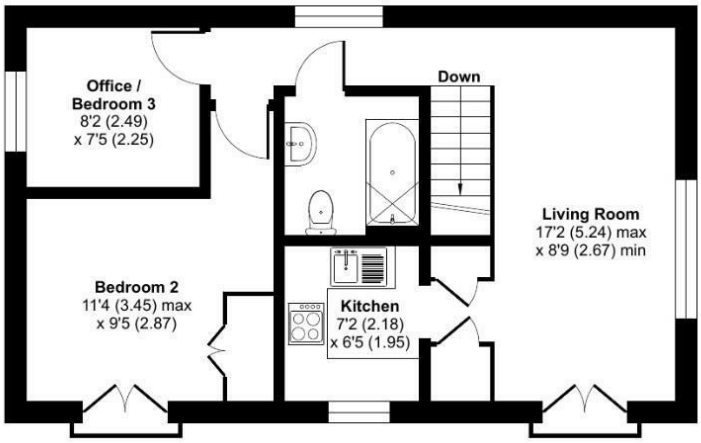
Please note all of our properties can be viewed on the following websites:

www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com

Approximate Area = 852 sq ft / 79.2 sq m
Garage = 166 sq ft / 15.4 sq m
Total = 1018 sq ft / 94.6 sq m
For identification only - Not to scale

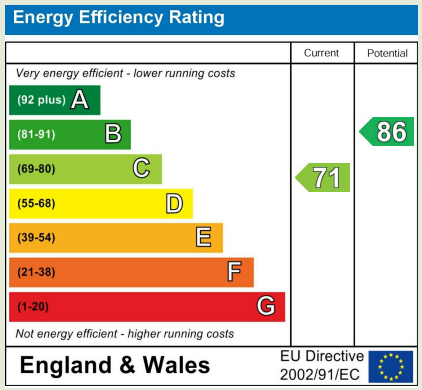


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1472565



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

WELSHPOOL SALES

14 Broad Street | Welshpool | Powys | SY21 7SD

01938 555552 welshpool@hallsgb.com

www.hallsgb.com

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

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.