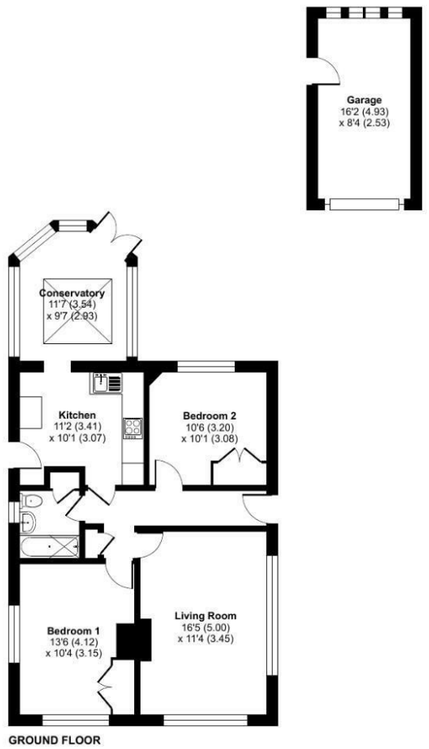
FOR SALE

11 Fairview Ave Guilsfield, Welshpool, Powys, SY21 9NE

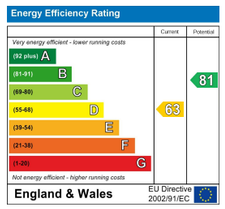
Approximate Area = 791 sq ft / 73.5 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 925 sq ft / 85.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1405455

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

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FOR SALE

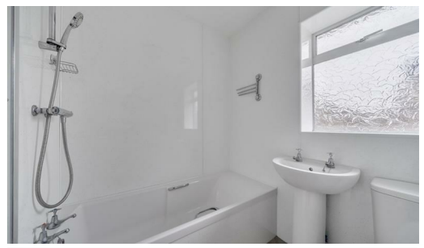
Asking Price £210,000

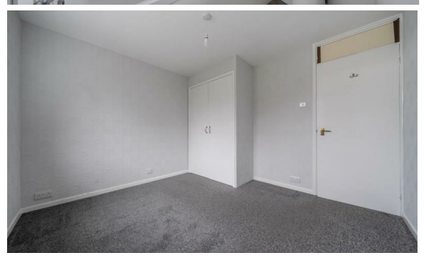
11 Fairview Ave Guilsfield, Welshpool, Powys, SY21 9NE

No Onward Chain. 11 Fairview Avenue is a well appointed two double bedroom detached bungalow situated in the popular village of Guilsfield. The accommodation comprises of an entrance hall, generous duel aspect lounge, kitchen opening into conservatory, two double bedrooms and bathroom. Externally, the property benefits from off road parking, single garage and well stocked rear garden. The property is steel frame construction.

FOR SALE

1 Reception Room/s | 2 Bedroom/s | 1 Bath/Shower Room/s





- **Two double bedroom detached bungalow**
- **Located in the popular village of Guilsfield**
- **Generous dual-aspect lounge and Kitchen opening into Conservatory**
- **Well-stocked rear garden with single garage**
- **Steel frame construction**
- **Offered for sale with no onward chain**

Double glazed entrance door leading into

Entrance Hall
Radiator, loft access, drop down ladder and light, smoke alarm, cloaks cupboard.

Lounge
Double glazed picture window to front elevation, two double glazed windows to side elevation, feature fire surround and hearth, wall light point, radiator, Openreach socket.

Kitchen
Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink drainer unit, radiator, electric double oven, electric hob, extractor canopy, tiled splashbacks, space for fridge freezer, Worcester gas fired combination boiler, plumbing and space for washing machine, frosted double glazed side access door, smoke alarm, opens into

Conservatory
Double glazed windows to three elevations overlooking the rear garden, double glazed French doors, radiator, two wall light points.

Bedroom One
Double glazed windows to front and side elevations, built in double wardrobe.

Bedroom Two
Double glazed window to rear elevation, built in double wardrobe.

Bathroom
Fitted with a white suite comprising of bath with shower over and screen, pedestal wash hand basin, low level W.C., frosted double glazed window to side elevation, radiator, large shelved airing cupboard, extractor fan.

Externally
To the front, the property has off street parking and gravelled parking area. To the rear there is a paved patio, single garage; with up and over door, pedestrian side access door, power and light with boarded storage area, pedestrian gate to the side of the property, courtesy light, outside tap, stocked borders and external power point.

Agents Notes
This property is of steel frame construction and is offered for sale with no onward chain.

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 'D'

Directions
Postcode for the property is SY21 9NE

What3Words Reference is justifies.rarely.ballroom

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