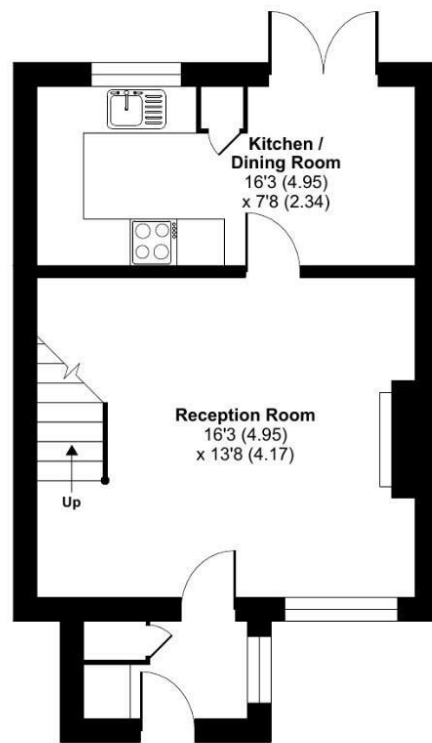


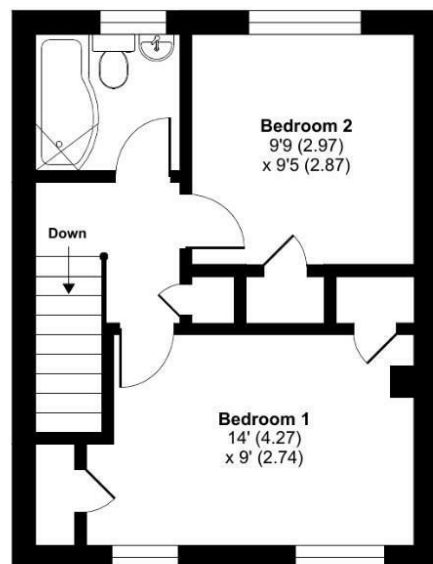
FOR SALE

11 Coed Y Bryn, Welshpool, Powys, SY21 7RL

Approximate Area = 742 sq ft / 68.9 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). © nchecom 2025. Produced for Halls. REF: 1328264



FOR SALE

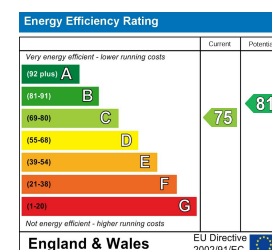
Offers in the region of £145,000

11 Coed Y Bryn, Welshpool, Powys, SY21 7RL

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 an elevated setting with views over Long Mountain, this two bedroom mid terrace property has been improved by the current owner with a refitted kitchen and bathroom, Worcester gas fired boiler and new floor coverings. The accommodation comprises of an entrance hall, large lounge, kitchen/diner with patio doors leading out into the rear garden, landing, large principal bedroom with two windows to the front maximising the view, bedroom two has a built in wardrobe and the bathroom has a new white suite. An ideal first time purchase or buy to let property.



01938 555552

Welshpool Sales

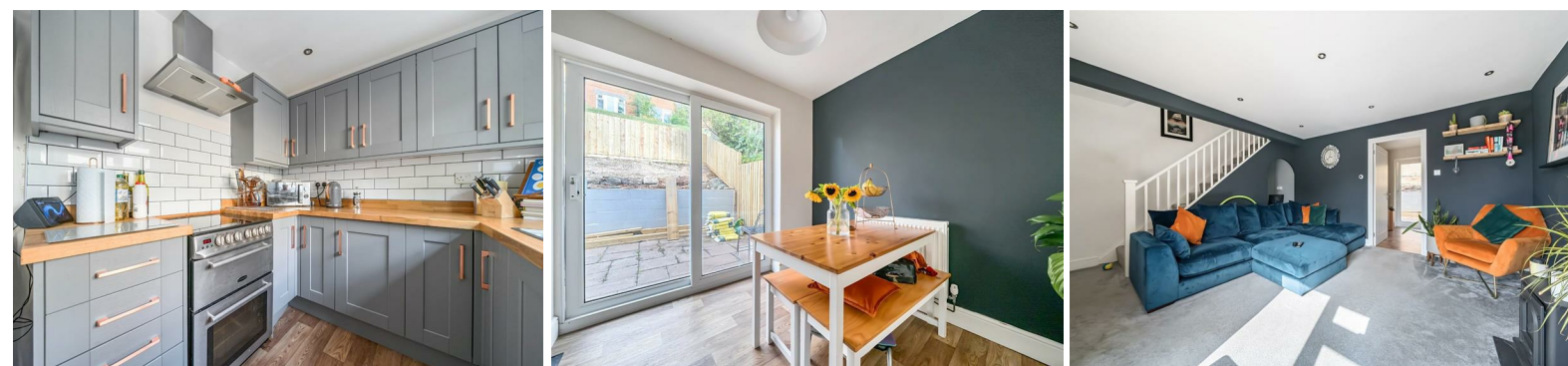
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



onTheMarket.com



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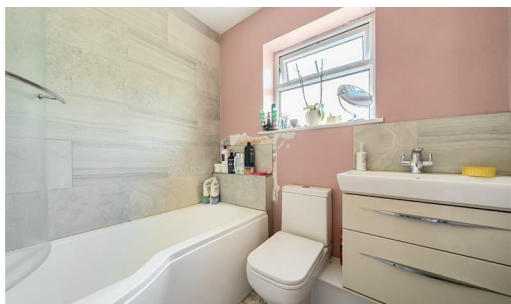
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Improved two bedroom mid terrace property
- Refitted kitchen and bathroom
- Large principal bedroom and second bedroom fitted with built in wardrobes
- Gravelled and paved area to front with paved courtyard to rear
- Elevated situation with views over Long Mountain
- Ideal first time purchase or buy to let property

Frosted double glazed composite entrance door leading into

Entrance Hall

Plumbing and space for washing machine, window to side elevation, storage cupboard, door to

Lounge

Stairs off, double glazed window to front elevation with views over Long Mountain, radiator, under stairs storage alcove, recess spotlights, television point, telephone point, cupboard housing fuse board, door to

Kitchen/ Dining Room

Refitted with a modern range of shaker style wall and base units with wooden worktops, space for electric cooker, stainless steel extractor canopy, one and a half bowl stainless steel sink drainer unit, tiled splashbacks, space for fridge freezer, vinyl wood-effect flooring, double glazed window to rear elevation, double glazed patio doors leading out to rear paved entertaining area, radiator, spotlights to Kitchen area.

Landing

Loft access, cupboard housing Worcester gas fired combination boiler.

Bedroom One

Two double glazed windows to front elevation with views over Long Mountain, radiator, built in wardrobe.

Bedroom Two

Double glazed window to rear elevation, radiator, built in wardrobe.

Bathroom

Refitted with a white suite comprising of wash hand basin set on vanity unit, low level W.C., P-shaped bath with mixer tap, shower over and screen, tiled splashbacks, frosted double glazed window, extractor fan, recess spotlights, heated chrome towel rail.

Externally

To the front, the property has a gravelled area and paved area. To the rear there is a paved courtyard garden with timber fence surround and outside tap.

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 'B'

Viewings

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

Directions

Postcode for the property is SY21 7RL

What3Words Reference is pulse.adjuster.fancy

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