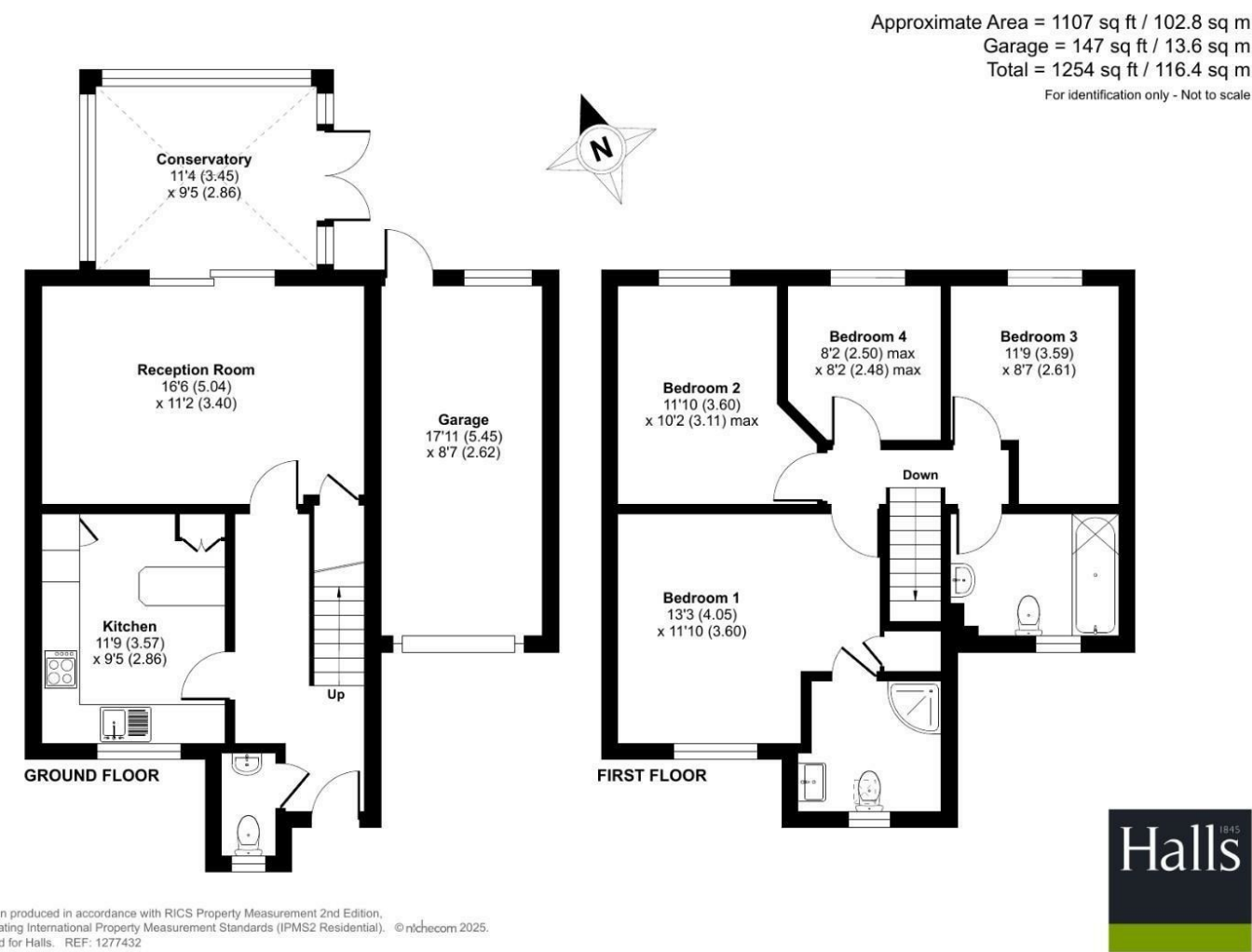


FOR SALE

30 Dol Y Felin, Abermule, Montgomery, Powys, SY15 6BB



FOR SALE

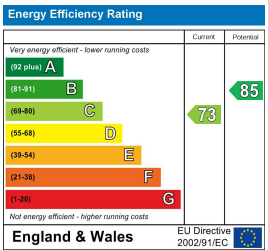
£275,000

30 Dol Y Felin, Abermule, Montgomery, Powys, SY15 6BB

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 Abermule, this four bedroom detached family home enjoys a quiet cul-de-sac setting with countryside walks nearby

Benefiting from off-road parking, adjacent garage and manageable sized garden to the rear, the property also enjoys a picturesque backdrop of a mature oak tree and the soothing sound of river rapids in the valley beyond

No onward chain



01938 555552

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



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1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Popular village of Abermule on the River Severn
- Situated at the end of a quiet cul de sac
- Four bedroom detached family home with garage and parking
- Easy access to village centre and community play areas
- No onward chain

DESCRIPTION

Situated in the popular village of Abermule, which benefits from a community centre and playing fields, children's play parks, a bowling green, tennis courts, and The Abermule Inn, this attractive four bedroom detached family home enjoys a desirable position at the end of a quiet cul-de-sac.

Conveniently located for both Welshpool and Newtown, the property also enjoys easy access to the village centre and the bridge crossing over the River Severn via a nearby tarmac footpath.

The accommodation comprises an entrance hall, cloakroom/WC, kitchen/breakfast room, spacious lounge and a conservatory opening onto the rear garden.

At first floor there are four bedrooms (including a principal bedroom with en-suite shower room) together with a family bathroom fitted with a bath and shower over.

Externally, the property benefits from ample off-road parking, a single garage and manageable front and rear gardens.

The rear garden enjoys an attractive outlook towards a magnificent mature oak tree, while the gentle sound of the river rapids in the valley beyond enhances the peaceful and picturesque setting.

An ideal family home, combining the benefits of village living with excellent local amenities, countryside walks, and convenient access to nearby market towns.

SCHOOLS

Abermule benefits from a well regarded village primary school, with secondary education available at nearby Newtown High School.

A wider range of educational facilities can also be found in both Newtown and Welshpool, all within convenient travelling distance

SERVICES

Mains electricity, gas, water and drainage 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'

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.

VIEWINGS

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

DIRECTIONS

Postcode for the property is SY15 6BB

What3Words Reference is [verve.crunch.villa](https://www.what3words.com/verve.crunch.villa)

WEBSITES

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

www.halls.gb.com

www.rightmove.co.uk

www.onthemarket.com