



CHAIN COTTAGE

GARTHMYL | MONTGOMERY | POWYS | SY15 6RS



Positioned alongside the Montgomeryshire Canal, this charming character cottage enjoys direct access to the towpath via a private gate. Accommodation includes two bedrooms, a ground floor bathroom, and a separate utility room. Outside, gardens extend to both sides of the cottage, one of which is currently used as a productive vegetable plot. The popular Nags Head pub is just a short stroll along the canal path. Offered with no onward chain.

Offers in the region of £206,000



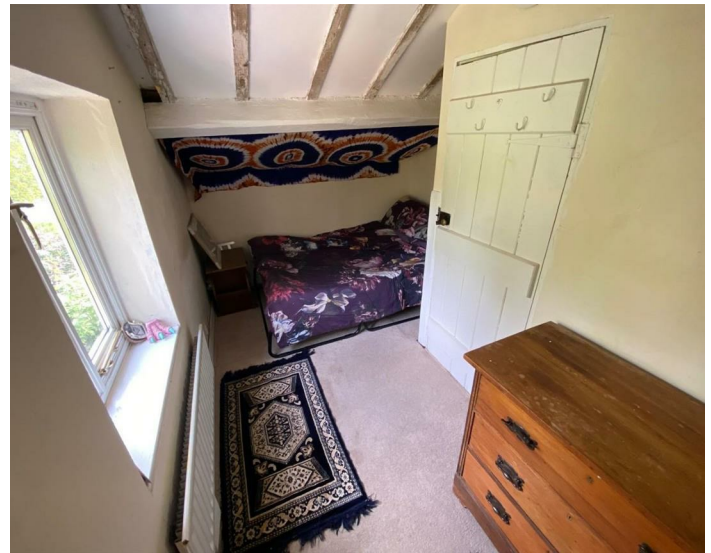
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- Charming two bedroom character cottage
- Set alongside the Montgomeryshire Canal
- Garden and a productive vegetable plot
- Traditional kitchen featuring a characterful Rayburn
- No onward chain

SITUATION

The market town of Welshpool is only a short drive from Shrewsbury, Oswestry and Newtown and an easy commute further afield to the midlands and Chester. The town has a railway station to the coast at Aberystwyth and Shrewsbury, ideal for those commuting.

The town has a number of primary schools and well performing high school. The local leisure centre offers a wide variety of fitness classes and swimming pool. The town is well serviced with a wide variety of local shops and supermarkets. There are a number of cafes, restaurants and bars an great location for those evenings out. Powys castle is located nearby a very popular nation trust destination.



ACCOMODATION

The property is approached by an entrance porch with windows to three elevations overlooking the garden leading through to a utility room that has plumbing and space for a washing machine and tumble dryer, quarry tiled floor and space for fridge freezer. A duel aspect bathroom leads off with a fitted three piece suite.

The duel aspect kitchen overlooks the gardens and has a Rayburn Royal providing heating and hot water, a range of base units, exposed floor boards and ceiling beams staircase leading off and understairs storage cupboard.

The duel aspect lounge has an inset wood burning stove set on a tiled hearth with an oak mantle piece, exposed ceiling beams, wood laminate flooring and a door to then lean to entrance porch.

The first floor bedroom one has exposed floor boards and ceiling beams, inset fire grate and opens into a dressing room, bedroom two has a window with views along the canal and exposed ceiling beams.

EXTERNALLY

The property is situated a short walk along the canal to a public house, parking is in the lay by to the front of the property,

The property has gardens to two sides one has a paved patio, wood store, herb garden, oil; tank, septic tank, shed and access to the tow path.

The other garden area has vegetable growing area with a hedge surround.



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'

DIRECTIONS

Postcode for the property is SY15 6RS

What3Words Reference is hotel.laugh.dates

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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.



WELSHPOOL SALES

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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.