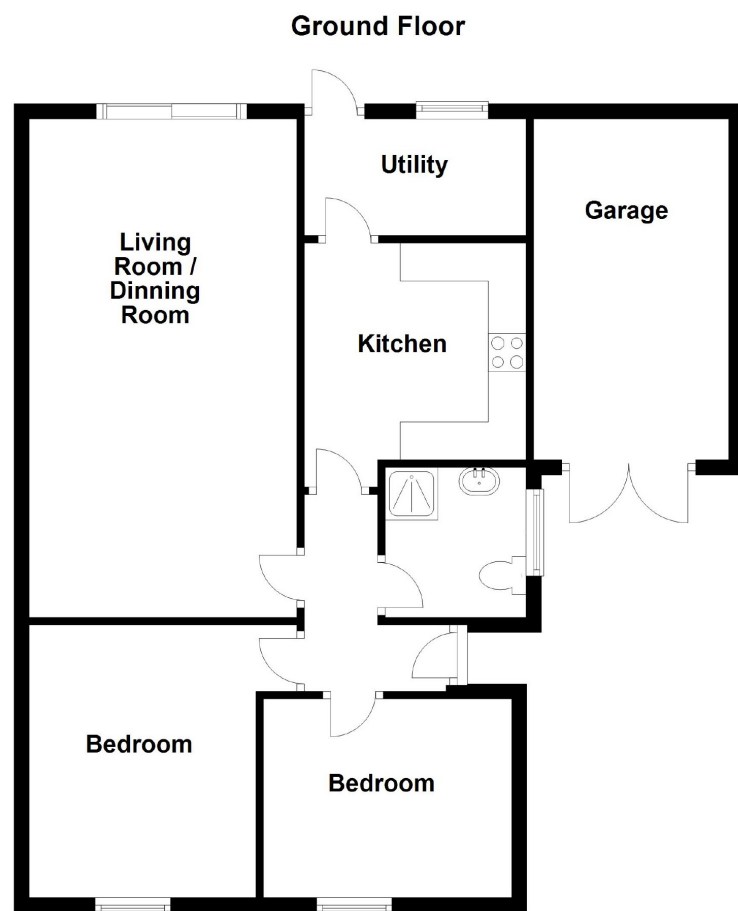


Avalon, 19 Gungrog Hill, Welshpool, Powys, SY21 7TJ



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



FOR SALE

Offers in the region of £180,000

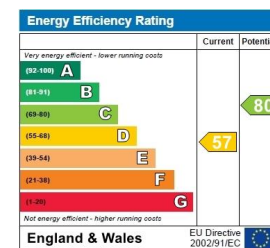
Avalon, 19 Gungrog Hill,
Welshpool, Powys, SY21 7TJ

This two bedroom detached bungalow is situated in an elevated setting with views over towards Long Mountain and Moel Y Golfa. The property benefits from rear extension to create a larger open plan lounge/diner and rear utility room. Double glazing, gas fired combination central heating, off road parking for two cars, carport and garage, No Onward Chain. Viewing advised to appreciate the rear views.

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 Ratings



01938 555 552

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



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- NO ONWARD CHAIN
- Views over Long Mountain
- Off Road Parking for 2 cars
- Garage
- Mains gas central heating
- Double Glazed throughout

Accommodation is as follows:

Frosted double glazed entrance door leading in to

Entrance Hall

Central heating radiator, loft access with drop down ladder, thermostat heating controls

Lounge

7.01m x 3.56m (23'0 x 11'8)

Electric feature fire with marble hearth and backing, 2 central heating radiators, television point. Double glazed patio doors leading on to rear patio area with far reaching views towards Long Mountain and Moel Y Golfa

Kitchen

2.79m x 2.74m (9'2 x 9'0)

Fitted with a range of white wall and base units with laminate roll top work surfaces. Space for electric cooker, extractor canopy, tiled splash backs, stainless steel sink

drainer unit, breakfast bar, central heating radiator. Wall mounted Worcester gas fired combination boiler. Double glazed window to the rear elevation, door to

Utility Room

2.77m x 1.57m (9'1 x 5'2)

Double glazed windows to the side and rear elevations and rear access door. Space for fridge freezer, plumbing and space for washing machine

Bedroom 1

3.58m x 2.95m (11'9 x 9'8)

Double glazed window to the front elevation, central heating radiator, built in wardrobes

Bedroom 2

3.28m x 2.62m (10'9 x 8'7)

Double glazed window to the front elevation, central heating radiator

Shower Room

Walk in double electric shower, pedestal wash hand basin, low level WC, central heating radiator, frosted double glazed window to the side elevation, part tiled walls

Externally

To the front the property has off street parking for 2 cars leading to car port and

single garage measuring 4.93m x 2.51m (16'2 x 8'3) with fuse board and power socket.

Steps lead up to the front door

To the side of the property there is a pedestrian access gate and power socket

To the rear there is a paved patio seating area making the most of the far reaching views over Long Mountain and Moel Y Golfa

Greenhouse, courtesy light, well stocked borders with a wide variety of flowers and shrubs. Shed

UPVC fascias and soffits throughout the property.

Services

It is understood that mains electricity, water, drainage and gas are connected to the property. None of these services have been tested by Halls

Local Authority/Tax Band

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS. Tel: 01938 552828

The property is in Band 'D'

Viewings

Strictly by appointment only with the selling agents Halls, 14 Broad Street, Welshpool,

Powys, SY21 7SD.

Tel No: 01938 555552. Email: welshpool@hallsgb.com

Directions

Proceed out of Welshpool on Salop Road passing Applegreen Petrol station turn left onto Gungrog Hill and continue up the hill where the property will be observed on the right hand side identified by a Halls For Sale board

Money Laundering

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you.

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017). Appropriate examples: Passport and/or Photographic Driving Licence and a recent Utility Bill.

Websites

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

www.hallsgb.com

www.rightmove.co.uk

www.onthemarket.com