



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 £35,000

7 Willow Court, Valley View, Pentrebeirdd, Welshpool, Powys, SY21 9DL

Set amongst landscaped gardens on the Valley View Holiday Park, 7 Willow Court is a 3 bedroom Lodge built in 1998 with a kitchen/diner, lounge, 3 bedrooms, shower room and WC. The site has a swimming pool, tennis courts and fishing lakes. The property is available to non full time residents and is closed in January. There is an annual service charge of £3510.00 per annum. You will be asked for proof of address and home address where you pay Council Tax.

**Energy Performance Ratings**

**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.



**01938 555 552**

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



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1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Double glazed throughout
- LPG central heating
- Decked patio area
- Set amongst landscape gardens
- Swimming pool, tennis courts, play area and fishing lakes within the holiday park

### The accommodation is as follows:

Frosted, double glazed entrance door leading into

#### Kitchen/Diner

5.84m x 2.13m (19'2 x 7')

Fitted with a range of wall and base units with laminate work surfaces. 1½ bowl sink drainer unit, gas hob, space for fridge, electric cooker, extractor canopy. Wood laminate floor covering. Double glazed window to the side elevation, double glazed bay window to the front elevation, central heating radiator, opening into

#### Lounge

5.51m x 3.71m (18'1 x 12'2)

With electric feature fire with decorative timber surround, central heating radiator, wood laminate floor covering, television point, 2 double

glazed windows to the side elevation, double glazed patio doors leading onto decked seating area to the front

#### Inner hallway

With loft access, laminate floor covering, cupboard housing Worcester gas fired boiler with louvred door

#### Bedroom 1

2.92m x 2.49m (9'7 x 8'2)

2 double glazed window to the side elevation, fitted wardrobes, bedside drawer units, storage lockers, dressing table, central heating radiator, 2 wall light points

#### Bedroom 2

2.87m x 2.29m (9'5 x 7'6)

Double glazed window to the side elevation, 2 wall light points, wardrobe, dressing table, central heating radiator

#### Bedroom 3

2.90m x 2.13m (9'6 x 7'0)

Double glazed window to the rear elevation, built in wardrobe, storage

locker, bedside drawer unit, 2 wall light points

#### Bathroom

Walk in shower, low level WC, wash hand basin set in vanity unit, extractor fan, central heating radiator, shaver point, frosted double glazed window, central heating radiator

#### Externally

The property has tarmac off road parking for 2 cars, gravelled seating area, steps up to decked area with lawn to the side of the property

#### Services

Mains water and electricity are understood to be connected at the property. Central heating is supplied by LPG Gas and a communal septic tank is installed at the park. None of these services have been tested by the agents

This site is owned and managed by Thornley Leisure 01938 500265

The tenure is Leasehold

#### Viewing

Strictly through the Agent, Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel: 01938 555 552. Email: [welshpool@hallsgb.com](mailto:welshpool@hallsgb.com)

#### 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 which came into force 26th June 2017). Appropriate examples: Passport and / or Photographic Driving Licence and a recent utility bill

#### Directions

From the Raven Roundabout at the top of Welshpool take A490 to Guilsfield. Continue along A490 for 5.4 miles and the destination will be observed on the right. Drive through the entrance and call the vendor who will meet you at the top of the Park