

FOR SALE

Fairview, Groesllwyd, Guilsfield, Welshpool, SY21 9BZ

### Garden

Front

Iron railings to roadside, enclosed paved patio which would be ideal for potted plants.

Rear

Steps down to patio and gravelled low maintenance area with timber framed shed. The rear gardens are enclosed and also houses the oil tank.

### Outside

There is a right of way over the side walkway between the Chapel and the house. There is on street parking and further parking in the Chapel Car Park.

### Services

Mains, water and electric. Private drainage to Septic tank system which is shared with the Chapel and a neighbouring property.

### Local Authority/Council Tax

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS.

Telephone: (01938) 552 828

The property is in band "D".

### Viewing

Strictly through the Agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Telephone (01938) 555 552 . Email: welshpool@halls.gb.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 2017 which came into force 26th June 2017). Appropriate examples: Passport and/or Photographic Driving Licence and a recent Utility Bill.

### Website

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

www.halls.gb.com

www.rightmove.co.uk

www.onthemarket.com

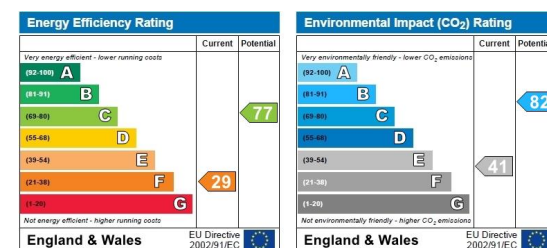
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Price £175,000

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### 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.

Halls

01938 555 552

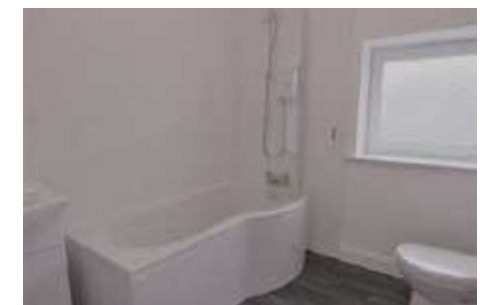
Welshpool office:

14 Broad Street, Welshpool, Powys, SY21 7SD

E. welshpool@halls.gb.com



OnTheMarket.com



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2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



- No Onward Chain
- Refitted Bathroom
- Oil Fired Central Heating
- Upvc Double Glazing
- Low Maintenance Garden
- 2 Reception Rooms

### Accommodation

Fairview comprises a pleasant period semi-detached 3 bedroom country cottage in a pleasant rural hamlet just outside the popular village of Guilsfield.

Three bedrooms, 2 reception rooms, UPVC double glazing, oil fired central heating. Inspection recommended.

### Situation

The highly popular residential village of Guilsfield lies only 3.5 miles from the well known market town of Welshpool, known as the gateway to Mid-Wales. Welshpool has a fairly comprehensive range of amenities and a strong local rural economy. The village of Guilsfield is popular with commuters, with Shrewsbury 23 miles leading on to Telford and the M54/M6 and Oswestry 14 miles leading on to Chester and the M56 to the North. Guilsfield itself has an unusually good

range of village facilities including two Public Houses, Garage, Hardings Petrol and Garden Supply Store, Church, highly regarded Primary School, Doctor's Surgery, Derwen Garden Centre, Convenience Shop, together with access to an unending amount of country walks etc. The area is thought to be ideal for country lovers and is a tremendous place to bring up children.

### Directions

From the Welshpool Office proceed up Broad Street. At the roundabout take the 3rd exit onto the A490 (signposted Llanfyllin, Guilsfield) and proceed passing the turn for Guilsfield. Continue and turn left immediately after passing Hardings Garage on your left. The property is the second on the righthand side.

### Dining Room

12'7" x 9'11" (3.84m x 3.02m)

With linoleum flooring, double glazed window to front elevation, fireplace with full length recessed cupboards to one side, wall mounted radiator, box with switch equipment, part exposed stonework to one wall.

### Kitchen

11'10" x 8'1" (3.61m x 2.46m)

With linoleum flooring, wooden double glazed window to side elevation, radiator, marble effect work surfaces with cupboard and drawer space below and display shelving to ends, matching wall mounted cupboards, stainless steel sink drainer unit with mixer tap, coved ceiling, glass fronted display cabinet, tiling to splash areas, space and point for a cooker.

### Utility Room

10'7" x 8'3" (3.23m x 2.51m)

With boarded flooring, inspection hatch to loft space, plumbing and space for washing machine, warmflow oil fired boiler, marble effect work surface with cupboard and drawer space below, space for dryer, UPVC double glazed window and door to rear garden, wall mounted cabinet and space for full length fridge/freezer.

### Living Room

18'6" x 12'7" (5.64m x 3.84m)

With carpet as laid, exposed brick fireplace with slate hearth, double glazed window to front elevation, 2 radiators and TV point.

Staircase off to

### First Floor Landing

With inspection hatch to loft space. Door to large walk in Airing Cupboard with factory insulated cylinder and immersion heater, hanging and shelf space.

### Bedroom 1

12'9" x 10'0" (3.89m x 3.05m)

Exposed and stained floor boards, double glazed window to front elevation, radiator, TV and telephone point.

### Bedroom 2

12'0" x 10'0" (3.66m x 3.05m)

With carpet as laid, double glazed window to front elevation, radiator, recess to side of chimney breast.

### Bedroom 3

9'4" x 8'10" (2.84m x 2.69m)

With carpet as laid, double glazed window to rear elevation, radiator.

### Family Bathroom

Refitted with a modern white suite comprising P shaped bath with triton shower over and screen, wash hand basin set on vanity unit, low level W.C., frosted double glazed window to rear, extractor fan, radiator, tiled splash backs,