

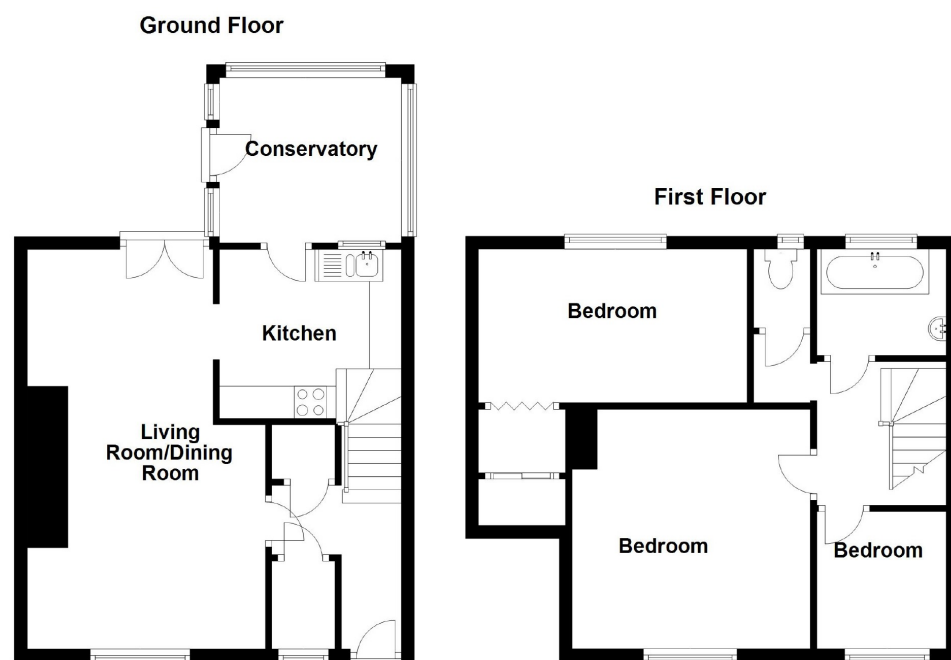
FOR SALE

54 Bronybuckley, Welshpool, Powys, SY21 7NL



FOR SALE

Guide price £143,000



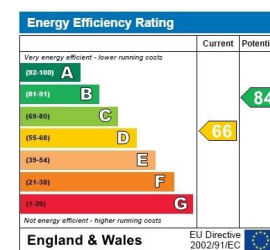
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007. Plan produced using PlanUp.

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.

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



54 Bronybuckley, Welshpool, Powys, SY21 7NL

This well presented three bedroom mid terrace property is situated close to the town centre with off road parking, refitted kitchen, double glazing, gas fired combination heating, open plan lounge/diner, utility room and decked/paved seating area to the rear. Ideal first time purchase or buy to let investment. Viewing advised.



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



1 Bath/Shower Room/s



- Ideal First Time Purchase
- Refitted Kitchen
- Mains Gas Fired Central Heating
- Double Glazed Throughout
- Off Road Parking
- Close to Town Centre

Accommodation is as follows:

Frosted double glazed entrance door leading in to

Entrance Hall

Wood laminate floor covering, central heating radiator, stairs off. 2 storage cupboards, panelled glazed doors leading in to lounge/dining room

Lounge/Dining Room

3.68m narrowing to 2.87m x 6.17m (12'1 narrowing to 9'5 x 20'3)

Living Flame gas fire with brick surround and display shelving, polished marble hearth. Wood laminate floor covering, central heating radiator, coved and textured ceiling. Double glazed window to the front elevation, double glazed French doors leading to the rear decked seating area

Kitchen

2.67m x 2.57m (8'9 x 8'5)

Refitted with a range of high gloss fronted wall and base units with laminate roll top work

surfaces. Tiled floor. 1 ½ bowl sink drainer unit, 5 ring gas hob, electric double oven. Space for fridge. Under unit lighting. Stainless steel extractor canopy, central heating radiator, part tiled walls, double glazed window to the rear elevation. Frosted double glazed door leading in to

Utility Room

2.59m x 2.51m (8'6 x 8'3)

Fitted with a range of base units with laminate roll top work surfaces, tiled floor. Double glazed windows to 3 elevations. Double glazed door to the rear decked seating area. Plumbing and space for washing machine

Landing

Loft access, wood laminate floor covering

Bedroom 1

3.73m x 3.66m (12'3 x 12'0)

Double glazed window to the front elevation, wood laminate floor covering, built in wardrobes and drawer unit. Central heating radiator

Bedroom 2

4.17m x 2.24m (13'8 x 7'4)

Double glazed window to the rear elevation, central heating radiator, wood laminate floor covering. Large walk in storage cupboard with shelving housing gas combination boiler

Bedroom 3

2.36m x 1.96m (7'9 x 6'5)

Double glazed window to the front elevation, central heating radiator, wood laminate floor covering

Bathroom

Dual end jacuzzi bath with electric shower over. Wall mounted wash hand basin. Frosted double glazed window to the rear elevation, central heating radiator, tiled floor

WC

Low level WC, frosted double glazed window to the rear elevation, tiled floor and walls

Externally

To the front, the property has a gated entrance with entrance canopy and hedge surround. Communal access to the rear of the property.

To the rear there is a pedestrian side access gate, decked seating area, paved patio area with storage shed, further raised decked area with gate and steps down to the parking area which is located under the decked seating area with light

Services

It is understood that mains electricity, water, drainage and gas are connected at 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. Telephone: 01938 552828

The property is in Band C

Viewings

Strictly by appointment with the selling agent, Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel: 01938 555 552 Email: welshpool@halls.gb.com

Directions

From the agents office proceed up Broad Street turning right into Jehu Road. At the T junction turn left, turn right into Bronybuckley and proceed to the top of the road, turn right and the property will be observed on the right hand side.

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.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com