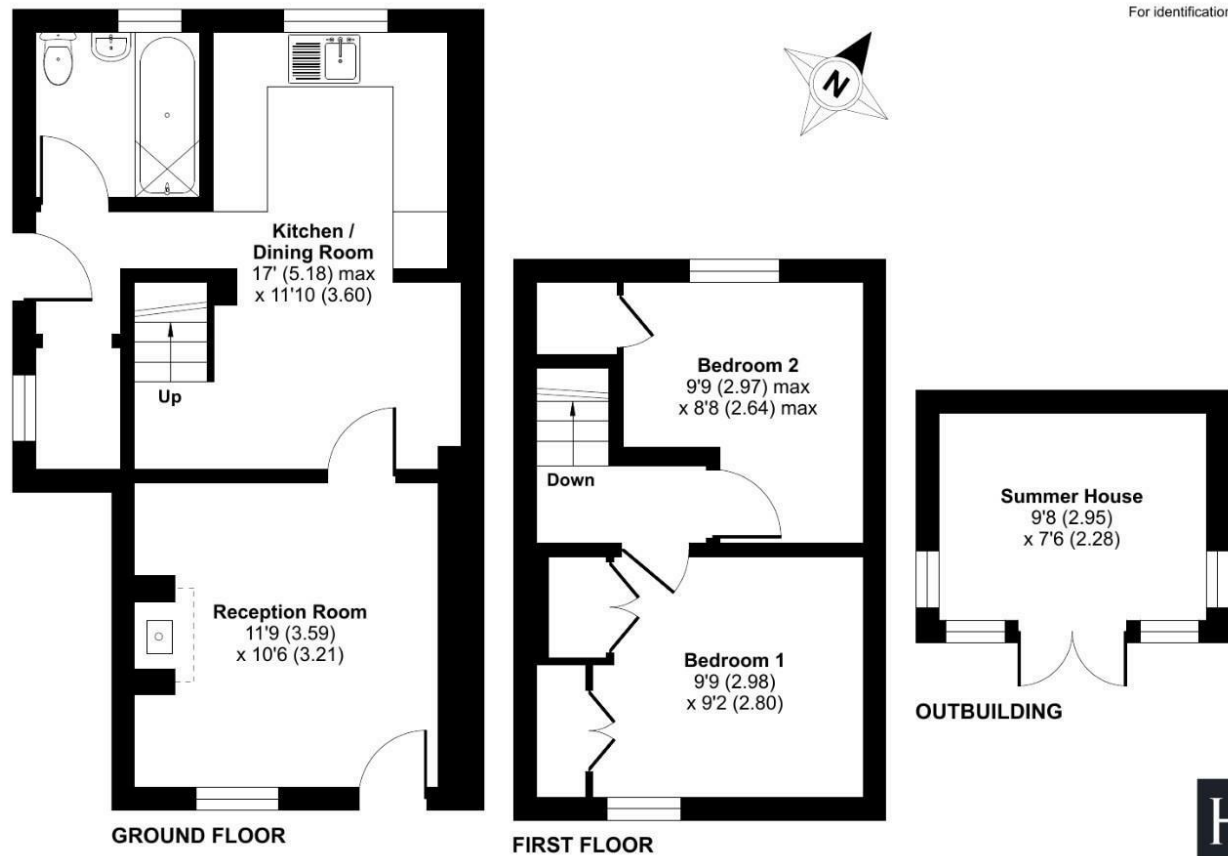


FOR SALE

3 Rock Terrace, Guilsfield, Welshpool, SY21 9NY



Approximate Area = 584 sq ft / 54.2 sq m
Garage = 72 sq ft / 6.7 sq m
Total = 656 sq ft / 60.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1268313



FOR SALE

Offers in the region of £180,000

3 Rock Terrace, Guilsfield, Welshpool, SY21 9NY

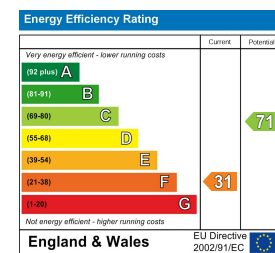
3 Rock Terrace is a charming two bedroom, end of terrace property, located in the very much sought after area of Guilsfield, Welshpool. Internally the property boasts a well proportioned lounge room, open plan kitchen diner, utility room, downstairs bathroom, and two bedrooms which are located upstairs. Externally benefiting from a private driveway, lawn and patio area, summer house and mixed use sheds. Viewings come highly recommended.



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 Rating



01938 555552

Welshpool Sales
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



- Charming two bedroom end of terrace property
- Located in the very much sought after area of Guilsfield
- The property boasts a well proportioned lounge, open plan kitchen diner and utility room
- Downstairs bathroom and two bedrooms which are located upstairs
- Private driveway, lawn and patio area, summer house and mixed use sheds
- Viewings come highly recommended

UPVC entrance door into

Living Room

Carpet flooring, front facing double glazed window, exposed ceiling beams, wood burning stove set on slate hearth, leading into

Kitchen/ Dining Room

Part carpeted and part tiled flooring, exposed beams, range of base and wall units with wood effect worktops, NOVA extractor fan, space for cooker, tiled splashbacks, chrome sink drainer unit, double glazed rear facing window.

Bathroom

Tiled flooring, bath with electric shower over, low level W.C., pedestal wash hand basin, electric chrome heated towel rail, frosted double glazed rear facing window.

Porch

Wooden stable door to side of property, carpet flooring.

Utility Area

Double glazed side facing window, washing machine, shelving, fuse board, stairs off

Landing with loft access

Master Bedroom

Double glazed front facing window, built-in storage, carpet flooring.

Bedroom Two

Double glazed rear facing window, carpet flooring, cupboard housing water tank.

Externally

There is a slab driveway, wood store and shed to the side of the property. To the rear there is a lawned area, patio area, gravelled area, raised flower beds surrounding the garden, greenhouse, tool shed and summer house. A paved path surrounds the property.

Services

Mains electricity, mains water and private drainage 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 '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

Postcode for the property is SY21 9NY

What3Words Reference is answers.loans.merge

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