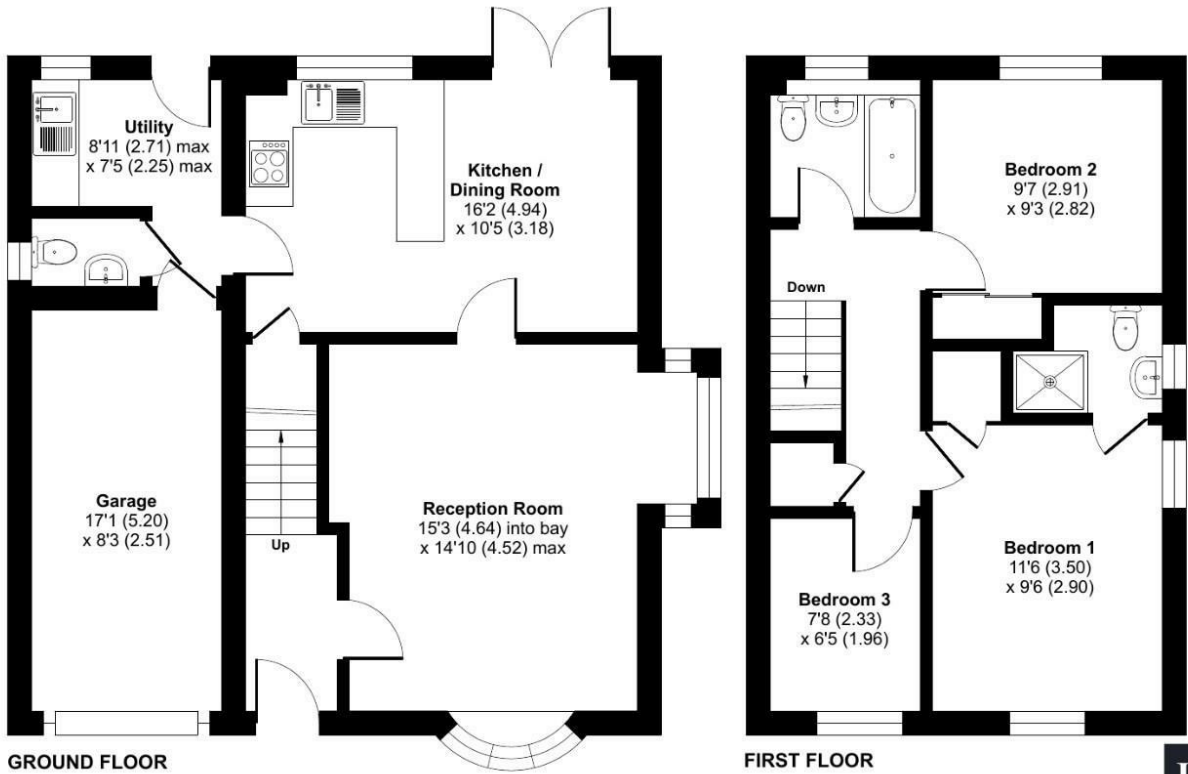


FOR SALE

29 Oldcastle Avenue, Guilsfield, Welshpool, SY21 9PA



Approximate Area = 940 sq ft / 87.3 sq m
Garage = 130 sq ft / 12.1 sq m
Total = 1070 sq ft / 99.4 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). © nchecom 2026. Produced for Halls. REF: 1493037



FOR SALE

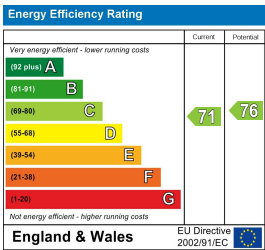
Offers in the region of £285,000

29 Oldcastle Avenue, Guilsfield, Welshpool, SY21 9PA

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



This well maintained three bedroom detached house occupies a corner plot in a quiet cul de sac within the popular village of Guilsfield, just two miles from Welshpool. Attractive countryside walks can be enjoyed directly from the doorstep

The private rear garden is not overlooked and enjoys a peaceful rural atmosphere, creating an ideal setting for outdoor relaxation and attracting a variety of local birdlife

Guilsfield Primary School, local shops, community facilities and two village pubs are all within easy walking distance, offering the benefits of village life in a desirable semi-rural setting



01938 555552

Welshpool Sales
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



- Three bedroom detached home on a corner plot in a quiet cul de sac
- Popular Guilsfield location with village amenities and pubs nearby
- Private rear garden with a peaceful rural feel
- Countryside walks available virtually direct from the doorstep
- Lounge, kitchen/diner, garage and en suite bedroom

DESCRIPTION

Situated in a quiet cul de sac within the highly regarded village of Guilsfield, this well maintained and comfortable three bedroom detached home occupies an attractive corner plot and offers an appealing blend of village convenience and countryside living.

The property enjoys immediate access to a variety of scenic rural walks including along the Canal and hillside walks, allowing the surrounding countryside to be explored directly from the doorstep.

A particular highlight is the private rear garden, which is not overlooked and enjoys a peaceful outlook, creating a sense of seclusion that you would not expect in a residential estate. With established planting and bird boxes attracting regular visits from local birdlife, it provides a wonderful space for relaxation and outdoor enjoyment.

Guilsfield Primary School, local shops, community and recreational facilities and the village's two popular pubs are all within easy level walking distance. Combined with excellent access to Welshpool, approximately two miles away, the property is ideally suited to those seeking a tranquil semi-rural lifestyle, without sacrificing everyday convenience.

ACCOMMODATION

The accommodation has been well maintained and is thoughtfully arranged for modern day living.

The ground floor comprises a comfortable front facing lounge, while to the rear there is a spacious kitchen/dining room with direct access to the garden. A separate utility room also provides access to both the rear garden and the integral garage, which offers excellent flexibility as a workshop, storage area or secure parking.

On the first floor are three generously proportioned bedrooms, including a principal bedroom with en suite facilities and a large fitted wardrobe. The remaining bedrooms are served by a well-appointed family bathroom.

SCHOOLS

The property is particularly well placed for families with Guilsfield C.P. School located within easy, level walking distance.

The village primary school enjoys a strong reputation within the local community and provides education for children from nursery through to Year 6

For secondary education, pupils typically progress to Welshpool High School, which is located a short distance away in Welshpool and is easily accessible by car or school transport

In addition, Welshpool offers a wider choice of educational facilities, including Welsh-medium provision and further primary school options, providing a good range of schooling opportunities for families living in the area

SERVICES

Mains electricity, water, drainage and gas central heating 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 'E';

DIRECTIONS

Postcode for the property is SY21 9PA

What3Words Reference is ///mourner.mocking.calculating

VIEWINGS

Strictly by appointment only with the selling agents:

Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

ANTI MONEY LAUNDERING CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

WEBSITES

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

www.hallsgb.com

www.rightmove.co.uk

www.onthemarket.com