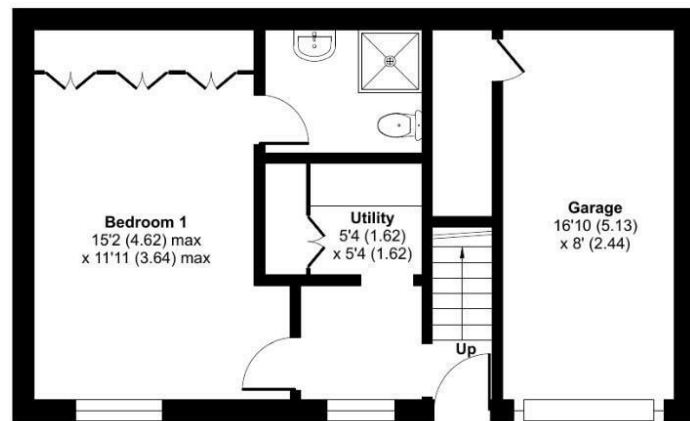


FOR SALE

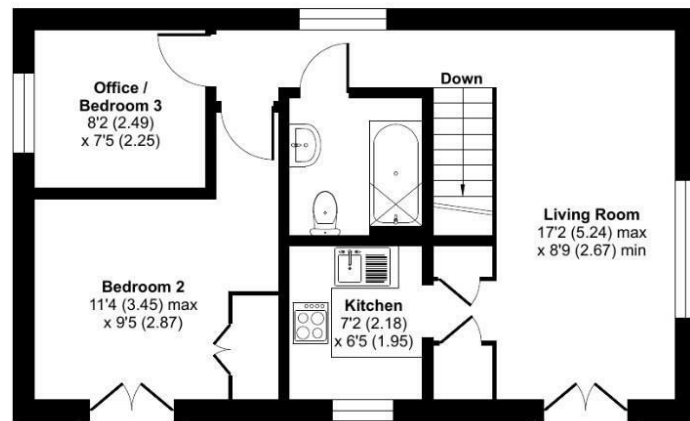
9 Ffordd Spoonley, Llansantffraid, SY22 6FB

Halls 1845

Approximate Area = 852 sq ft / 79.2 sq m
Garage = 166 sq ft / 15.4 sq m
Total = 1018 sq ft / 94.6 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1472565



FOR SALE

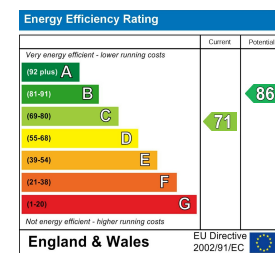
Price Guide £225,000

9 Ffordd Spoonley, Llansantffraid, SY22 6FB

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



Refurbished three bedroom detached property conveniently situated close to local shops and amenities. Close to both Oswestry and Welshpool. The high standard accommodation comprises entrance hall, store room, large master bedroom with a wall of fitted wardrobes and en suite shower room, galleried first floor living room with French doors open onto a Juliet balcony, fully fitted kitchen, family bathroom and two further bedrooms. There is a garden area to the front of the property with off road parking and single garage. The property has oil fired central heating and no onward chain.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



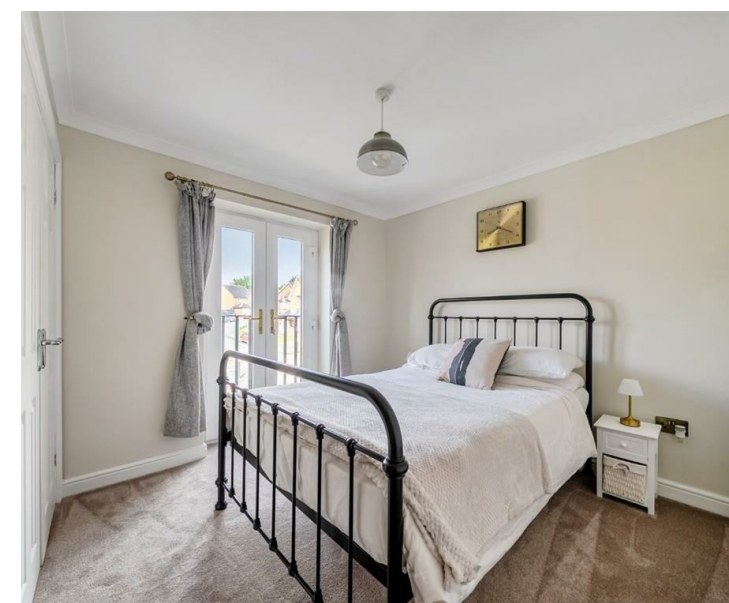
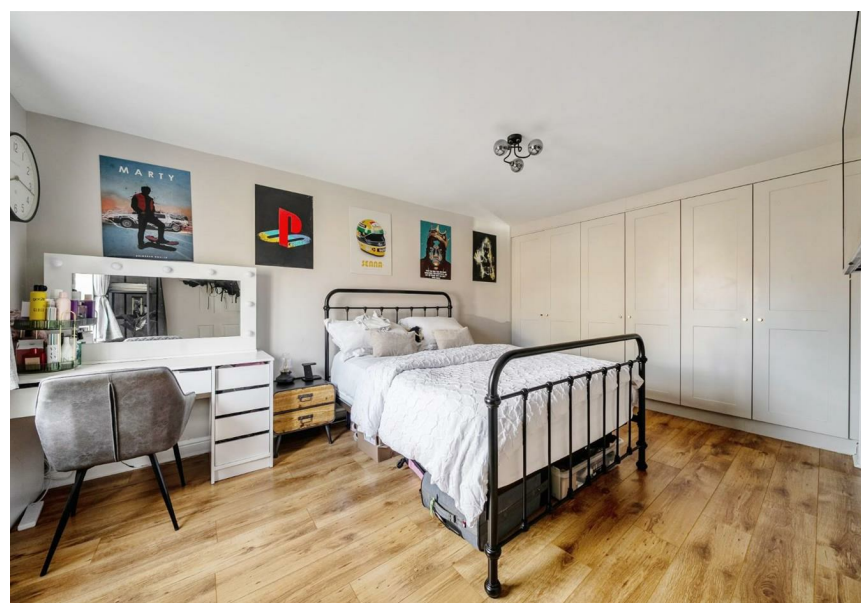
1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Beautifully refurbished three-bedroom detached home
- Conveniently positioned close to local amenities
- Spacious accommodation featuring a large master bedroom
- No onward chain
- Front garden, off-road parking, single garage

SITUATION

Situated in the popular village of Llansantffraid, providing easy access to both Welshpool and Oswestry, the property is just a short walk from local shops, take aways and village facilities.

The market town of Welshpool (Y Trallwng) lies on the Wales / England border and is home to the medieval Powys Castle, the Welshpool and Llanfair Light Railway and the Montgomery Canal.

Known as the Gateway to Wales, the town provides all local amenities in an area of natural rural beauty, within commuting distance of Shrewsbury and Newtown.

Welshpool railway station provides direct links to Shrewsbury, Birmingham and the Cambrian coast.

ACCOMODATION

The very well presented and much improved property is entered through a ground floor reception hallway with window seat with storage under and stairs leading up to the living accommodation, a very useful store room has tiled floor and range of wardrobes and laminate work surface. leading off the reception hallway is a large master bedroom with a wall of wardrobes providing a great amount of storage along with an en suite shower room,

The first floor has a dual aspect galleried lounge/dining room with French doors to the front flooding the room with light. The fully fitted kitchen has a range of wall and base units with laminate work surfaces, airing cupboard, electric oven and hob, extractor canopy, tiled walls and space for a fridge.

The family bathroom is fitted with a white, modern suite with vanity unit, bath, W.C., shaver light and tiled walls.

Bedroom two has French door leading onto a Juliet balcony to the front, built in double wardrobe with hanging rail and loft access. Bedroom three/Study has a window to the side elevation.

EXTERNALLY

To the front the property has an integral single garage, brick paved off road parking for two vehicles and a lawned area.

To the side is an oil tank with right of access over the adjoining tarmac driveway when filling.

SERVICES

Mains electricity, water, drainage and oil 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 'D'

DIRECTIONS

Postcode for the property is SY22 6FB

What3Words Reference is bulge.daring.tone

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