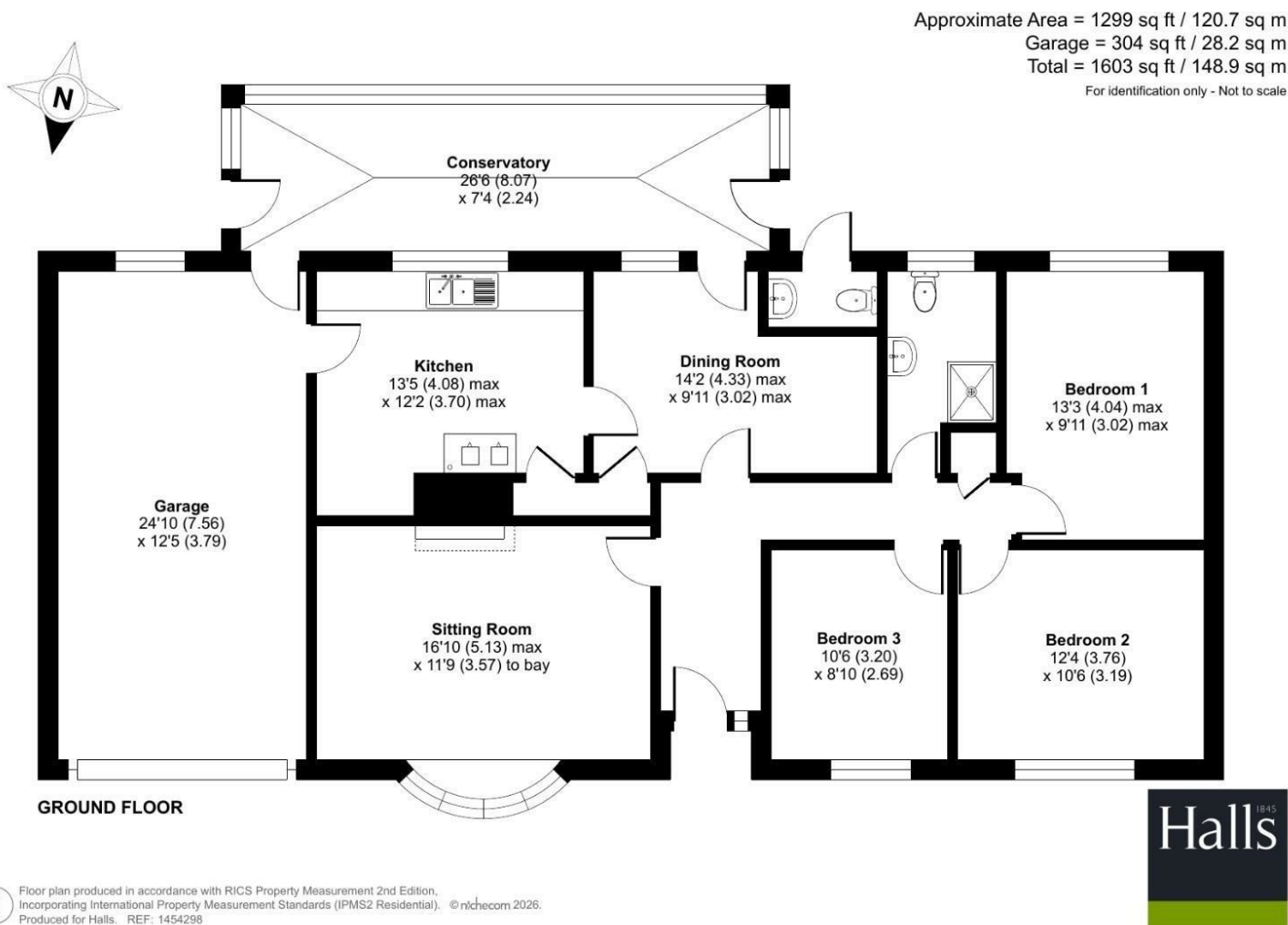


FOR SALE

Laxford Manafon, Welshpool, SY21 8BJ



FOR SALE

Offers in the region of £220,000

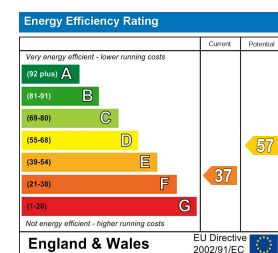
Laxford Manafon, Welshpool, SY21 8BJ

Subject to an agricultural restriction and offered for sale with No Onward Chain. The property sits in a generous wrap around plot with rural views The bungalow requires modernisation and refurbishment and comprises entrance hall, lounge with open fire, dining room, kitchen with solid fuel Rayburn, lean to conservatory, three bedrooms and shower room. The property has gated off road parking, three sheds and wood store.

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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01938 555552



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- 3 bedroom detached bungalow
- Requires modernisation and refurbishment throughout
- Subject to an agricultural occupancy restriction
- No onward Chain
- Peaceful countryside views, creating a calm and scenic setting

Situation

The village of Manafon is located a 20 minute drive from Welshpool & Newtown with the lovely village of Berriew a short drive away.

The market town of Welshpool is only a short drive from Shrewsbury, Oswestry and Newtown and an easy commute further afield to the midlands and Chester.

The town has a railway station to the coast at Aberystwyth and Shrewsbury, ideal for those commuting.

The town has a number of primary schools and well performing high school. The local leisure centre offers a wide variety of fitness classes and swimming pool. The town is well serviced with a wide variety of local shops and supermarkets.

There are a number of cafes, restaurants and bars an great location for those evenings out. Powys castle is located nearby a very popular nation trust destination.

Newtown offers a wide variety of local shops, supermarkets, bars, restaurants along with a theatre, museum and gallery.

The town is well placed for those commuting with Shrewsbury, Wrexham, Oswestry, Welshpool, Aberystwyth and Llandrindod Wells all being within a commutable distance.

The railway station offers easy access to the coast and into Shrewsbury for those commuting. The town is well serviced with a number of junior schools, High School and College along with a leisure centre, cricket, bowls, tennis and rugby club.

Accommodation

A timber entrance door opens into the entrance hall, leading through to a comfortable lounge featuring an open fire and a bay window to the front, creating a warm and inviting living space.

The dining room benefits from a panel glazed door opening into the conservatory and flows through to the kitchen, which is fitted with a range of wall and base units and a tiled floor.

A solid fuel Rayburn provides both heating and hot water, and there is also a door giving internal access to the garage.

The property offers three generously proportioned bedrooms, each enjoying pleasant rural views. Complementing the sleeping accommodation is a shower room, featuring a walk-in electric shower and wash hand basin.

The integral garage is fitted with an up-and-over door and offers a useful loft access point for additional storage. A rear door provides direct access into the conservatory, enhancing the practicality and flow of the home.

Externally

The property is accessed via a secure gated entrance, opening onto a generous tarmac driveway that provides ample parking and a convenient turning area.

Beautifully stocked borders frame the approach, while an attractive entrance canopy offers a welcoming arrival at the front door.

The home is set within a well-maintained wrap-around lawn, creating a sense of space and privacy ideal for both relaxation and outdoor enjoyment.

To the rear, the property continues to impress with a range of practical outdoor features, including three useful storage sheds, a covered storage area, and a dedicated wood store.

There is also an external W.C. complete with a traditional quarry tiled floor, adding further convenience to this well-equipped outdoor space.

Services

Mains electricity, mains water, shared septic tank and a solid fuel rayburn 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 8BJ

What3Words Reference is gains.satin.burst

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

Notes

This property is subject to an agricultural occupancy restriction.

Please contact the agent for any further information.