

MORRIS MARSHALL POOLE

# Brynteg, 13 Rhoslan

Guilsfield, Welshpool, Powys, SY21 9NR

**Asking Price: £235,000**

13 Rhoslan is a well situated detached bungalow which has the benefit of Oil Fired Central Heating and UPVC Double Glazing, offered to the market with No Forward Chain.

The property provides for spacious accommodation which would benefit from a degree of cosmetic re-fitting, allowing prospective purchasers to make their own mark.

The accommodation is approached though a large and inviting Entrance Hall. To the front of the bungalow is a generous L' Shaped Reception Room which is arranged as a Lounge and Dining Room with 2 large picture windows to the front and a feature fireplace with an LPG fire and coved ceiling. The Kitchen has a range of matching Oak fronted wall and base units and houses the Mistral oil fired central heating boiler, having space for appliances and electric cooker point, stainless steel sink and external door leading out to the side. There are 3 good sized Bedrooms, 2 of which are large doubles located at the rear. The Bathroom has a 2 piece suite with a mixer shower over the bath and a Separate W.C.









- A Spacious and well Situated Detached Bungalow
- Well laid out 3 Bedroom Accommodation
- Large 'L' Shape Lounge with Dining Room, Kitchen, Bathroom with overhead shower and Separate W.C.
- Tandem Driveway Parking and front Lawned Garden and Garage
- Pleasantly Enclosed Rear Garden Enjoying a good degree of Privacy
- Oil Central Heating, UPVC Double Glazed, No Forward Chain
- Pleasant cul-de-sac Position of a Popular Village
- Energy Efficiency Rating: 62 (D) (Expires: 26/08/2025)







## OUTSIDE

The property is approached over a tandem driveway with ample parking and front lawn garden which leads to the Garage and Store.

To the rear of the bungalow is a pleasantly enclosed garden and patio with level lawn which is all neatly enclosed and enjoys a good degree of privacy.

## SERVICES

Mains electricity, Water, Drainage**.** **N.B.** The services, appliances and flues have not been tested and no warranty is provided with regards to their condition.

## COUNCIL TAX

Band 'E' (Powys County Council).

## TENURE

Freehold.

## DIRECTIONS

From our Welshpool office take the B490 to Llanfyllin and continue past the first turning for Guilsfield taking the 2nd turning right opposite Hardings garage and garden centre. On entering the village Rhoslan is the first residential estate on the left hand side, take the left turning and right at the T junction, the property can be found on the left hand side towards the end of the cul-de-sac.

**What3words://hilltop.sung.impresses**

**LAND REGISTRY NUMBER** CYM578604

**VIEWING & NEGOTIATIONS** All interested parties are respectfully requested to communicate directly with the Selling Agents.

**MONEY LAUNDERING REGULATIONS** On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill. A fee of £36 per person will be payable.

**MORTGAGE SERVICES** Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

## FLOOD RISK (PER NRW)

Flooding from rivers - very low risk - risk less than 0.1% chance each year.
Flooding from the sea - very low risk - risk less than 0.1% chance each year.
Flooding from surface water and small watercourses - very low risk - risk less than 0.1% chance each year.

## BROADBAND AND MOBILE SIGNAL

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

























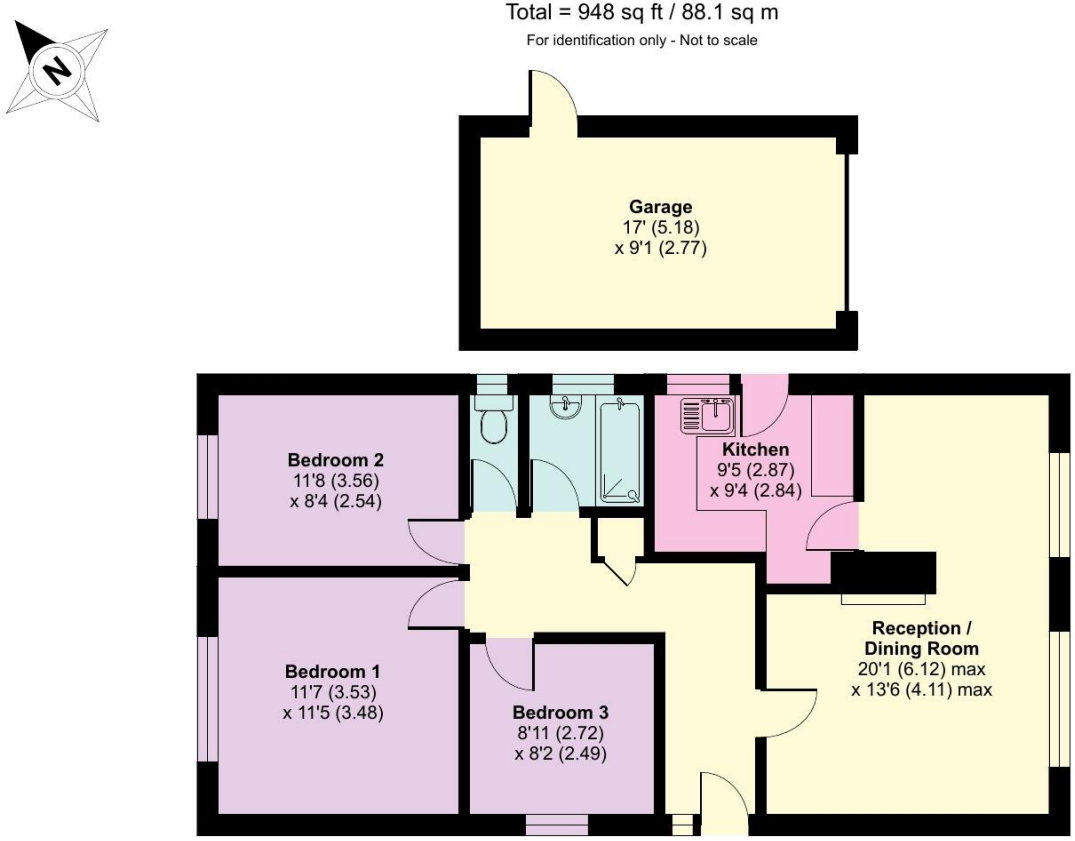




**FLOORPLANS**

# Rhoslan, Welshpool, SY21

Approximate Area = 793 sq ft / 73.7 sq m
Garage = 155 sq ft / 14.4 sq m
Total = 948 sq ft / 88.1 sq m
For identification only - Not to scale




**GROUND FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Morris Marshall & Poole. REF: 1341387

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