



MORRIS
MARSHALL
POOLE

Willowbrook, Forden

Welshpool, Powys, SY21 8LT

Asking Price: £365,000

Willowbrook is a spacious and well appointed individual detached bungalow, which is conveniently located in the heart of the popular village of Forden, which is well served with public houses, primary school, village hall with recreational clubs, church and chapel together with a service bus route.

The property has the benefit of Oil Fired Central Heating and is UPVC Double Glazed, having well appointed accommodation. Approached from the enclosed Porch, is the large 'L' Shaped Hall with loft access hatch. At the front of the bungalow is a generous Lounge which has a cast iron woodburning stove with Oak display mantle and a large picture window which overlooks the front gardens. The Kitchen houses an oil fired Rayburn which provides for the central heating, hot water and a cooking source, has a range of fitted wall and base units with stainless steel 1½ bowl sink, laminate worksurfaces with tiled surrounds and integrated dishwasher, together with an airing cupboard housing the hot water cylinder and ceramic tiled floor. An archway leads through to the adjoining Dining Room. To the rear is a Conservatory which is UPVC Double Glazed with French doors leading out onto the adjoining deck and a Utility Room leading off with plumbing for washing machine and space for further white goods. Beyond is a useful Office with potential for a 4th Bedroom is required together with a Shower Room which has a fully tiled cubicle with electric shower, wall mounted wash hand basin and low level W.C. The large main Bedroom is located at the front with coved ceiling and a large picture overlooking the gardens. There is a further side Double Bedroom and a Single Bedroom both of which have coved ceilings. The re-appointed Family Bathroom is fully tiled with a panelled bath and a wash hand basin, low level W.C. and a corner cubicle with a direct feed mixer shower, having a large rainfall style shower head.



- An Individual Detached Bungalow
- 3 (Potential 4) Bedroom Accommodation
- Occupying a Spacious Corner Plot with Generous Wrap Around Gardens
- Large Driveway and Double Garage
- Lounge with woodburning stove, Kitchen with Oil Fired Rayburn and Dining Area, Conservatory, Utility, Bathroom and Shower Room
- UPVC Double Glazed, Oil Central Heating
- Conveniently Situated in a Popular Village
- Energy Efficiency Rating: T50 (E) (Expires: 15/09/2035)



OUTSIDE

The property is approached through a double gated entrance onto a large tarmacadamed brick edged driveway providing ample parking and turning space. An up and over door gives access to the attached Double Garage with concrete floor, power and light laid on and is of good height with overhead roof truss storage and a side personnel door.

Adjacent to the driveway is a useful amenity area with a timber shed, log store and compositing area and a side level lawned garden. The paved reception area adjoins the driveway and leads to the entrance door with wrap around lawned gardens from the front to the side with a flagstone perimeter pathway, having interspersed trees and shrubs. To the rear of the property is a raised deck adjacent to the Conservatory and a paved terrace with steps down to a lower patio with further lawns.

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 'F' (Powys County Council).

TENURE

Freehold.

DIRECTIONS

From our Welshpool Office travel south on the A483 bypass for Newtown. On reaching the roundabout at Sarn Y Bryn Caled take the first exit signposted for Churchstoke A490. Continue to the village of Forden turning left opposite The Cock Hotel. Take the third turn on right hand side to Kingswood. The property is located on the right hand side on the corner of the road.

Whatwords://able.gone.playfully

LAND REGISTRY NUMBER WA814927

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 and source of funding within the terms of the Money Laundering Regulations 2017. A company called 'Coadjute' provide reports for us, with a cost of £36 (Inc VAT) per person in order for us to complete our due-diligence.

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 Sea – very low risk – risk less than 0.1% chance each year.

Flooding from Surface Water and small watercourses – high risk – risk greater than 3.3% chance each year.

BROADBAND AND MOBILE SIGNAL

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









FLOORPLANS

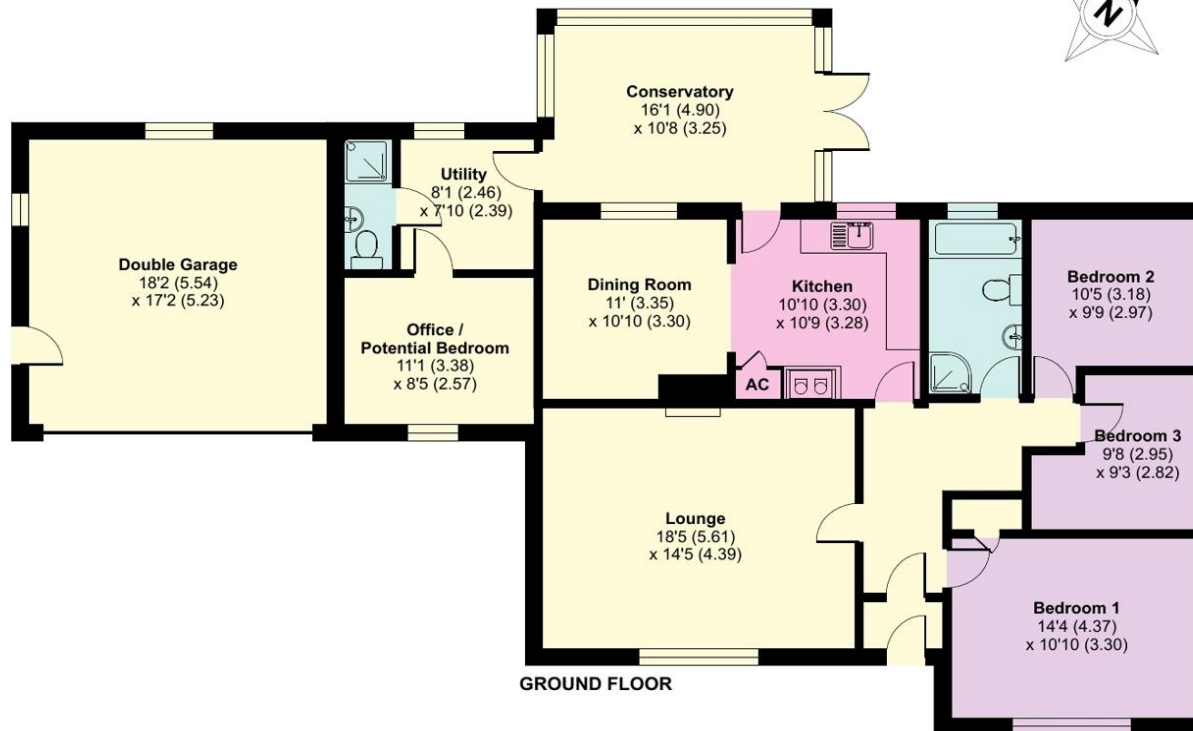
Willowbrook Forden, Welshpool, Powys, SY21 8LT

Approximate Area = 1432 sq ft / 133 sq m

Garage = 300 sq ft / 27.9 sq m

Total = 1732 sq ft / 160.9 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 Morris Marshall & Poole. REF: 1346372

