

MORRIS
MARSHALL
POOLE

Severn Ash, Forden

Welshpool, Powys, SY21 8TR

Asking Price: £375,000

Nestled in a peaceful yet accessible location, Severn Ash is an attractive detached country bungalow offering well proportioned accommodation which provides an excellent flow for modern living, together with mature gardens and grounds.

The stylish and updated interior provides an excellent lifestyle choice for entertaining and everyday family lifestyles.

The Entrance Portico opens into an inviting 'L' Shaped Reception Hall with built-in cloaks cupboard and access to all principle rooms. To the rear a superb dual aspect Lounge features panoramic patio doors which open onto an adjoining terrace with a feature brick fireplace incorporating a living flame gas fire. A wide opening seamlessly connects to the Kitchen and Dining Room creating a wonderful open plan feel. The Dining Area enjoys a pleasant rear outlook and a peninsular island subtly divides the Kitchen which is fitted with an attractive range of newly installed soft green Shaker style units with integrated appliances including dishwasher, fridge freezer, electric oven and gas hob with extractor above, complimented by a stainless steel ½ bowl sink. There is an inset airing cupboard and adjoining boiler cupboard housing an Ideal LPG fired combi boiler. The side Conservatory with vaulted ceiling provides additional versatile space with ceramic tiled flooring, plumbing for appliances, space for white goods and both front and rear access points.

There are 3 Double Bedrooms, 2 benefitting from built-in double wardrobes along with a modern wet room comprising a mixer shower, pedestal wash basin and low level W.C.









- Detached 3 Double Bedroom Country Bungalow in a quiet yet Convenient Location
- LPG Heating, Hardwood Sealed Unit Double Glazing, No Foward Chain
- Dual Aspect Lounge with patio doors and feature fireplace, Open Plan Kitchen/Dining Room with newly fitted Shaker style units and integrated appliances
- Built-in Wardrobes to 2 of the 3 Bedrooms, Side Conservatory with Vaulted Ceiling and Utility Space
- Mature Garden to the rear, Detached Garage with W.C. and Ample Parking
- Energy Efficiency Rating: 35 (F) (Expires: 16/072030)







OUTSIDE

The property is approached via a gravelled frontage providing ample off road parking with surrounding borders and pathways to both sides. The detached Garage includes an inset W.C.

To the rear the mature lawn garden is bordered by established trees and shrubs complimented by a paved patio with additional seating area and Summer House perfect for outdoor relaxation and entertaining.

SERVICES

Mains electricity, Water, Drainage. **N.B.** The services, appliances and flues have not been tested and no warranty is provided with regard 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. Take the turn on the left up the lane and the property is the second on the right hand side.

What3words://bedspread.dominate.claim

LAND REGISTRY NUMBER

WA767376

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 the 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












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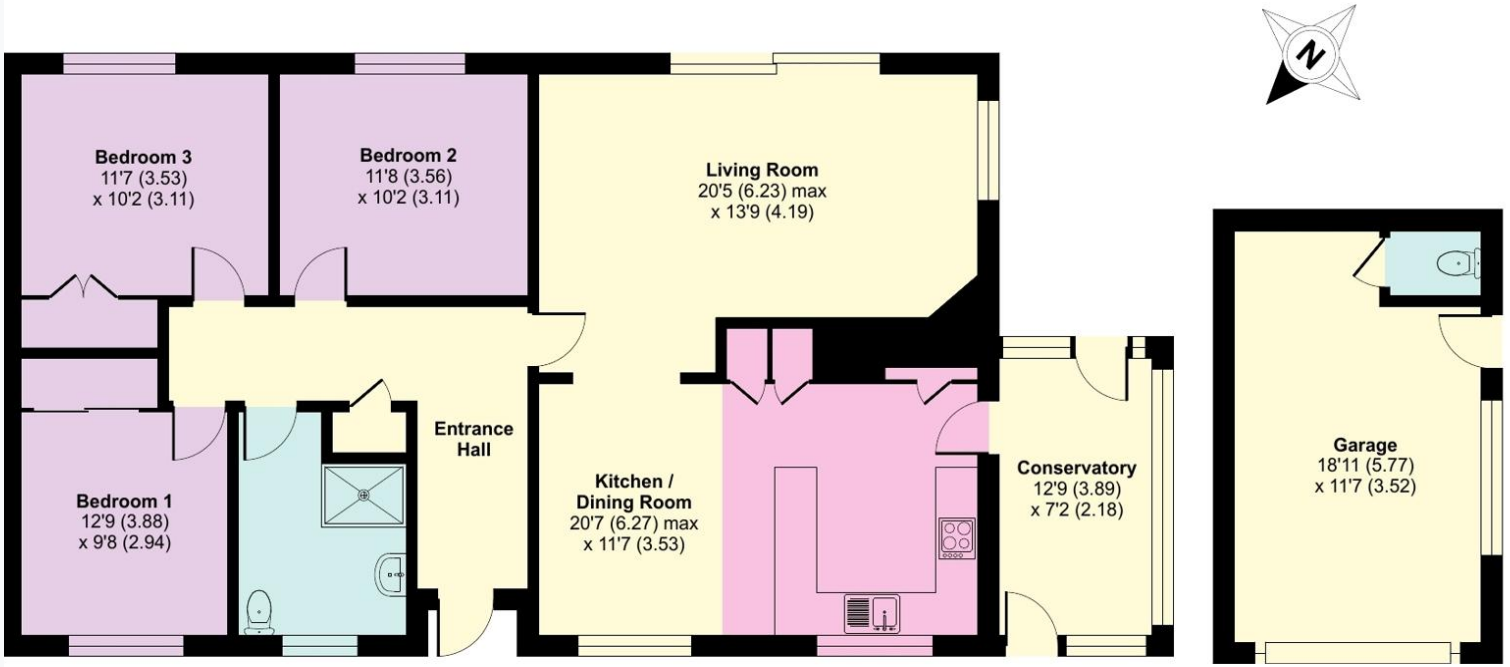




FLOORPLANS

Severn Ash Forden, Welshpool, Powys, SY21 8TR

Approximate Area = 1246 sq ft / 115.7 sq m
Garage = 219 sq ft / 20.3 sq m
Total = 1465 sq ft / 136 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 2026. Produced for Morris Marshall & Poole. REF: 1415963

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