



MORRIS
MARSHALL
POOLE

88 Dol Y Felin

Abermule, Montgomery, Powys, SY15 6BB

Asking Price: £235,000

88 Dol Y Felin is an attractive and well cared for semi-detached family home, enjoying a pleasant position within this popular development in the village of Abermule. The property is presented in good decorative order throughout and offers comfortable, well-planned accommodation ideally suited to families, professional couples or purchasers seeking a home ready for immediate occupation. Abermule is a popular village situated approximately five miles from the market town of Newtown and offers a range of local amenities including a primary school, public house, community facilities and attractive countryside walks nearby. The village also benefits from excellent road links via the A483, providing convenient commuting access towards Welshpool, Shrewsbury and the wider Mid Wales area.

The accommodation is approached via an Entrance Porch with laminate flooring, continuing through into the main Reception Hallway, which includes a useful downstairs storage cupboard together with a two-piece Cloakroom fitted with a low-level W.C. and wash hand basin. To the rear of the property is a spacious dual aspect Lounge featuring laminate flooring, side window and sliding patio doors opening directly into the Conservatory. This excellent additional reception area provides a superb extension of the living space, having a ceramic tiled floor and external door leading out onto the rear garden. Positioned to the front elevation is a generously proportioned Kitchen, fitted with an attractive range of painted grey wall and base units incorporating drawers beneath work surfaces together with a stainless steel 1½ bowl sink unit. Integrated appliances include an eye-level double oven and ceramic hob, whilst there is further space for a fridge freezer and plumbing for a washing machine, laminate flooring, front garden outlook and a wall-mounted Gas-fired central heating boiler with ample dining space.

The first floor landing has laminate flooring and access to a partially boarded loft storage area. There are Three Double Bedrooms, two overlooking the rear garden and one positioned to the front. Two of the Bedrooms also benefit from laminate flooring. Completing the accommodation is a spacious Bathroom fitted with a three-piece suite comprising panelled bath, pedestal wash hand basin and low-level W.C., together with a fully tiled shower cubicle fitted with an electric shower. The airing cupboard houses the hot water storage cylinder.



- Well Maintained Three Double Bedroom Semi-Detached House
- Popular Residential Development in the Village of Abermule
- Spacious Dual Aspect Lounge with Conservatory Extension
- Gas Fired Central Heating and Sealed Unit Double Glazing
- Kitchen with Integrated Double Oven and Ceramic Hob and Dining Space
- Driveway Parking, Garage and Enclosed Low Maintenance Rear Garden
- Convenient Location with easy access to Newtown and Welshpool
- Energy Efficiency Rating: 68 (D) (Expires: 07/07/2035)



OUTSIDE

Externally the property is approached over a private driveway providing parking for two vehicles and access to the attached garage via an up-and-over door. The front garden is attractively planted with established shrubs, whilst the rear garden is neatly enclosed and designed for ease of maintenance, being laid to gravel and paving with ornamental fir trees, shrubs and personnel access door into the rear of the Garage.

SERVICES

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

COUNCIL TAX

Band 'D' (Powys County Council).

TENURE

Freehold.

DIRECTIONS

From Welshpool proceed on the A483 towards Newtown and after approximately 9 miles turn left signposted Abermule. On entering the village continue past the old shop and then after passing the primary school take the next left turning into Dol Y Felin estate. Follow the estate road around to the right and number 88 is on the right hand side.

What3words://quiz.interviewer.floating

LAND REGISTRY NUMBER WA977504

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 - 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

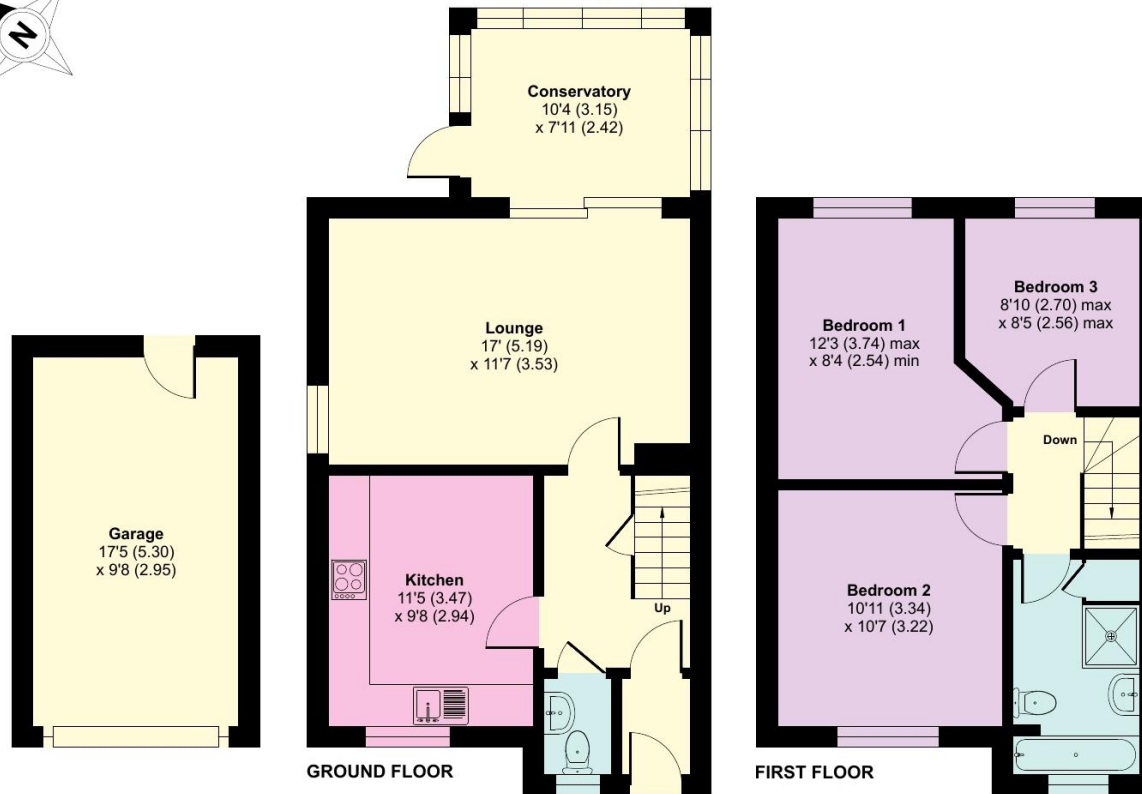
88 Dol Y Felin, Abermule, Montgomery, SY15 6BB

Approximate Area = 935 sq ft / 86.9 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1103 sq ft / 102.5 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). © nitchecom 2026. Produced for Morris Marshall & Poole. REF: 1452967

