

MORRIS MARSHALL POOLE

3 Garreg Drive

Welshpool, Powys, SY21 7HX

Asking Price: £275,000

Occupying a pleasant residential position within the market town of Welshpool, this detached family home has been extensively improved and carefully maintained by the current owner and is presented to an exceptional standard throughout. Benefiting from UPVC Double Glazing and Gas-Fired Central Heating, the property offers bright, well-planned accommodation ideally suited to modern family living.

The accommodation is entered through a UPVC entrance door with matching side screen opening into an Entrance Porch, which in turn leads directly into the principal reception space. The 'L' Shaped Lounge and Dining Room is a particularly impressive feature of the property, providing a light and welcoming living environment. A large picture window to the front elevation floods the room with natural light, whilst a feature gas fire set upon a marble hearth with display mantel and shelving to the side creates an attractive focal point, ceiling lighting and a useful understairs storage cupboard. The Dining Area provides ample space for family meals and entertaining and enjoys direct access to both the Kitchen and Conservatory. Sliding patio doors open into a superb Conservatory, currently utilised as a second Reception Room, creating a peaceful retreat overlooking the garden. This delightful space offers a tranquil setting for relaxation and benefits from direct access onto the rear patio and gardens. The Kitchen is fitted with a range of wall and base units beneath work surfaces incorporating an acrylic sink unit. There is plumbing for a washing machine, space for a refrigerator and an integrated gas hob with built-under electric oven. A useful larder store provides additional storage and there is an attractive outlook across the rear garden. Adjoining the Kitchen is a practical side Entrance Hall incorporating two useful stores together with a W.C. An external door provides access to the rear garden and a connecting internal door leads directly into the Garage, enhancing the practicality of the layout.









- Immaculately Presented Detached Family Home
- Extensively Improved and Extended by the current owner
- Spacious 'L' Shaped Lounge and Dining Room with Conservatory beyond
- Well-Appointed Kitchen with useful Larder Storage
- Three Bedrooms and Contemporary Recently Refitted Shower Room
- Generous Driveway Parking, Garage and Useful Ancillary Storage
- Enclosed Rear Garden with patio and level lawn ideal for Family Enjoyment
- Energy Efficiency Rating: 64 (D) (Expires: 28/06/2036)







CONT:...

On the first floor, the Landing enjoys a side-facing window and includes an airing cupboard housing the Worcester combination boiler together with an inset radiator. The Bedroom accommodation comprises a spacious Double Bedroom to the front elevation, a further Single Bedroom also positioned to the front and an additional Double Bedroom overlooking the rear garden. The recently appointed Shower Room has been tastefully updated in a contemporary style and is fully lined for ease of maintenance. The suite comprises a quadrant shower enclosure with mixer shower and rainfall shower head, low-level W.C. and a stylish vanity unit incorporating an oak-fronted cupboard and raised wash hand basin.

OUTSIDE

Externally, the property is approached over a generous driveway providing ample off-road parking and leading to the attached Garage via an up-and-over door. The frontage is enclosed by dwarf brick boundary walling, creating an attractive approach to the property.

To the rear, a delightful paved patio adjoins the house and provides an excellent area for outdoor dining and entertaining. Double gated access and a pedestrian walkway lead around the property, whilst the main garden is laid predominantly to level lawn, creating a pleasant and enclosed environment ideal for family living, gardening or simply enjoying the outdoors.

NB: The property is of steel framed construction.

DIRECTIONS

From Welshpool, proceed around the one way system joining Salop Road. Pass the Petrol Station on the right hand side and doctors surgery on the left, continuing over the zebra crossing, taking the first left turn onto Erw Wen. Take the second left turn into Gungrog Road, take the right turn into Garreg Drive and No 3 will be the second property on the left hand side.

What3words://specifies.double.hamsters

SERVICES

Mains electricity, Gas, 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 'D' (Powys County Council).

TENURE

Freehold.

LAND REGISTRY NUMBER

WA8258

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































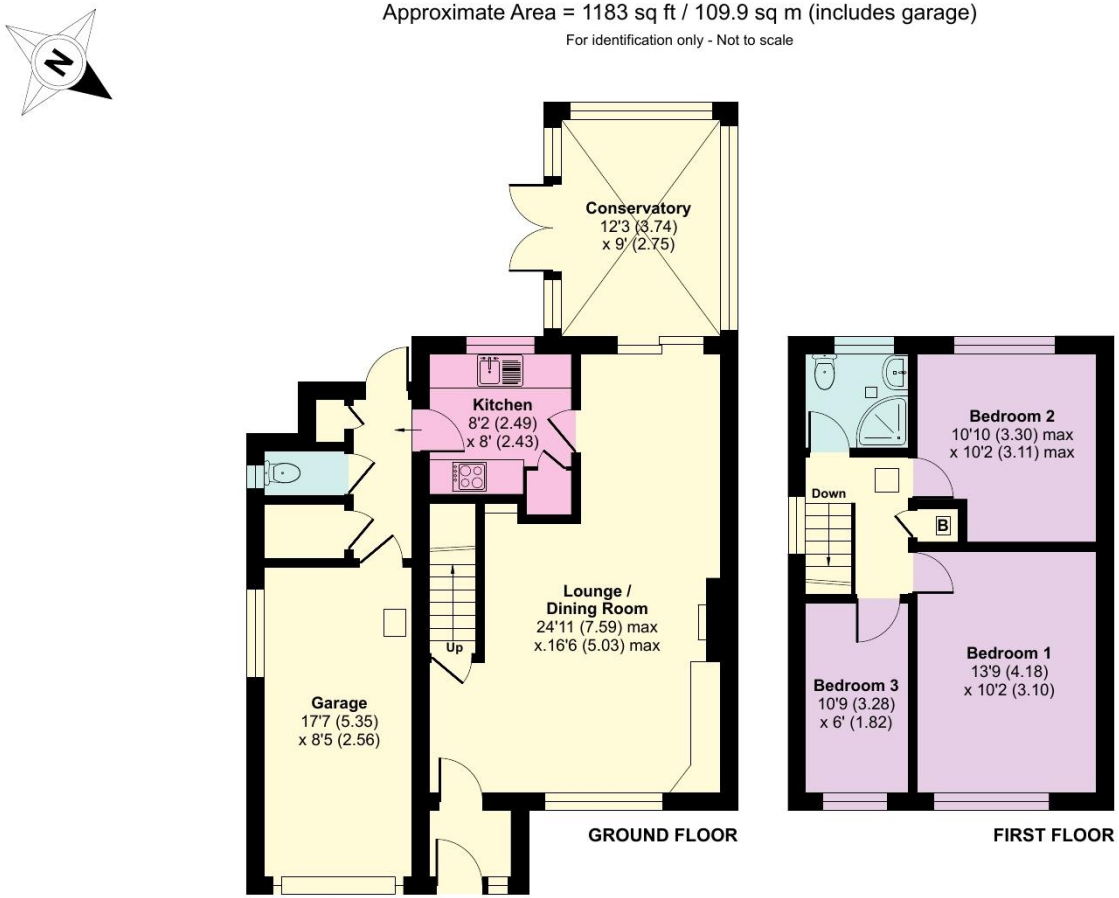


FLOORPLANS

3 Garreg Drive, Welshpool, Powys, SY21 7HX

Approximate Area = 1183 sq ft / 109.9 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Morris Marshall & Poole. REF: 1479747

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