

MORRIS MARSHALL POOLE

51 Borfa Green

Welshpool, Powys, SY21 7QF

Asking Price: £225,000

Occupying a sought-after elevated residential location within the market town of Welshpool, this substantially improved and extended semi-detached residence offers spacious and versatile accommodation ideally suited to modern family living. Benefiting from Full Double Glazing and Gas-Fired Central Heating, the property enjoys an enviable south-facing aspect with delightful panoramic views across surrounding rooftops towards the Severn Valley and Long Mountain countryside beyond.

The accommodation is entered through a front Entrance Porch with UPVC entrance door and timber-effect flooring, leading via a quarter-paned glazed door into the welcoming Reception Hall. The Hall has a continuation of the timber-effect flooring and provides a useful understairs office area complete with fitted desk and drawers, creating an ideal space for home working. A balustraded staircase rises to the first floor, whilst attractive glazed doors provide access to the principal reception rooms. The Lounge is an impressive through room featuring a brick fireplace with fitted gas fire, shelving to the side, coving to the ceiling and a window enjoying the attractive front outlook. Hardwood sliding patio doors open into a superb Sun Room, creating a wonderful additional reception area with laminate flooring, radiator, ceiling fan and light fitting, together with French doors opening directly onto the rear garden. A particularly flexible feature of the property is the additional Reception Room, currently suitable as either a Sitting Room or ground floor Bedroom, enjoying a front-facing aspect and timber-effect flooring. Adjoining this room is a well-appointed Shower Room fitted with an electric shower, vanity wash hand basin and W.C. The layout lends itself perfectly to guest accommodation, multigenerational living or those requiring ground floor facilities, whilst the Shower Room can also be accessed independently. The heart of the home is the superb Kitchen/Dining Room, fitted with an extensive range of quality Oak-fronted wall and base units beneath granite work surfaces. Integrated appliances include a double oven, microwave, ceramic hob and refrigerator, complemented by an inset 1½ bowl sink, timber-effect flooring and recessed ceiling lighting. Windows to both side and rear elevations provide excellent natural light and a complimentary cupboard houses the Worcester gas-fired combination boiler. Leading from the Kitchen is a useful Side Hall and Utility Area providing plumbing for a washing machine, fitted wall cupboards and an acrylic 1½ bowl sink.









- Extended and Greatly Improved Semi-Detached Family House
- Elevated Position with superb South-Facing views across the Severn Valley
- Versatile Accommodation Including Ground Floor Bedroom/Sitting Room and adjoining Shower Room
- Spacious Lounge Opening into a Delightful Sun Room Overlooking the Garden
- Quality Fitted Kitchen/Dining Room with granite work surfaces and Integrated Appliances
- Extensive Driveway, Covered Carport and excellent off-road parking
- Beautifully Landscaped Terraced Gardens with patio areas, pond, Greenhouse and Workshop
- Energy Efficiency Rating: 69 (C) (Expires: 02/07/2036)







CONT:...

This area also provides access to the Shower Room and an external door to the side of the property.

On the first floor, the Landing benefits from useful eaves storage and a pleasant outlook over the rear garden. There are two generous Double Bedrooms to the front elevation, both extensively fitted with wardrobes, bedside cabinets and dressing furniture, whilst enjoying the property's far-reaching views. A Third Bedroom is positioned to the rear and provides an ideal Single Bedroom. The Family Bathroom is attractively appointed and fully tiled, featuring a three-piece suite with a range of fitted cabinetry incorporating a wash hand basin and W.C., together with a panelled bath and separate shower enclosure fitted with an electric shower. A linen cupboard provides additional storage.

OUTSIDE

The property is approached over an extensive tarmacadam driveway providing ample off-road parking and leading to a useful covered Carport. Stone-walled borders flank the driveway and are attractively planted with established shrubs and ornamental trees, creating an appealing first impression. A front terrace provides an excellent vantage point from which to enjoy the views, whilst wide side access leads through to the rear garden.

The rear gardens represent a particular feature of the property, having been thoughtfully landscaped to create a series of attractive terraced areas. A paved patio adjoins the house and leads onto further seating terraces and areas of interest, all designed to maximise enjoyment of the setting. Features include an ornamental pond, fruit cage, Greenhouse and Workshop, together with well-stocked perennial flower beds providing colour and interest throughout the seasons. The gardens offer a wonderful environment for both relaxation and entertaining.

LAND REGISTRY NUMBER WA199579

DIRECTIONS

From the town centre, proceed along Salop Road, turning left into Cobden Street and proceed up the hill into Borfa Green. Bear left and then right and then keep to the left and the property will be located on the left hand side.
What3words://refutes.watch.freshest

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 'C' (Powys County Council).

TENURE

Freehold.

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.

BROADBAND AND MOBILE SIGNAL

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



























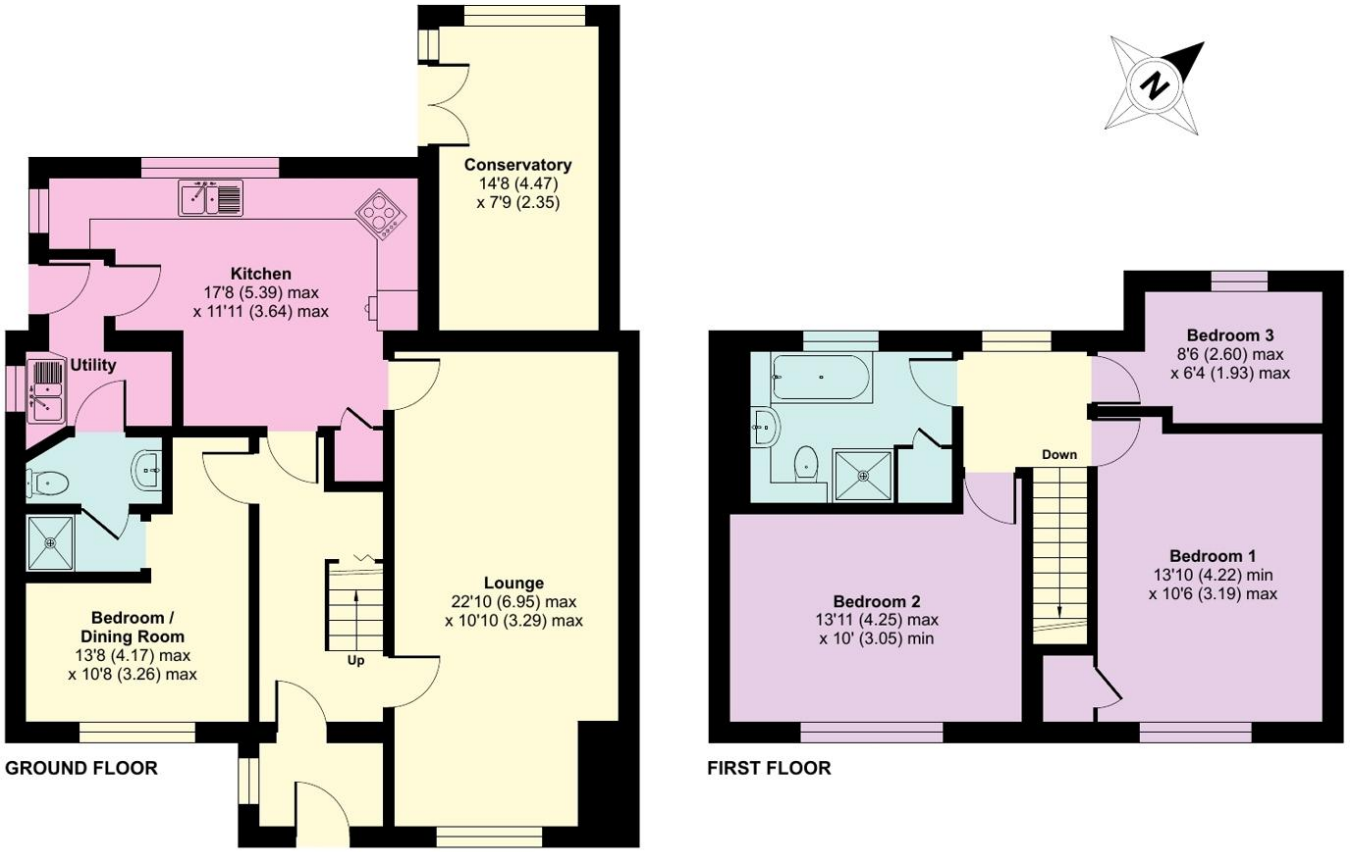


FLOORPLANS

51 Borfa Green, Welshpool, Powys, SY21 7QF

Approximate Area = 1398 sq ft / 129.9 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 2026. Produced for Morris Marshall & Poole. REF: 1483190

MORRIS MARSHALL POOLE