

MORRIS
MARSHALL
POOLE

24 Borfa Green

Welshpool, Powys, SY21 7QJ

Asking Price: £195,000

The property benefits from UPVC double glazing and partial electric heating and is offered for sale with no forward chain. Requiring a comprehensive programme of refurbishment and modernisation, it presents an exciting opportunity for purchasers to enhance and add value to a well-proportioned family home in a convenient and established location.

Borfa Green is a well-established residential area situated on the outskirts of Welshpool, conveniently positioned for the town's excellent range of amenities, including supermarkets, independent retailers, schools, cafés and leisure facilities. Welshpool also benefits from a railway station with regular services to Shrewsbury and the Welsh coast, while the surrounding Mid Wales countryside provides an abundance of scenic walks and outdoor pursuits.

The accommodation is entered via an Entrance Hall with laminate flooring, recessed cloaks storage and a staircase rising to the first floor. To the front, the Lounge features a bay window, continuation of the laminate flooring and an attractive fireplace incorporating a wood-burning stove with timber beam over. To the rear, the Dining Room enjoys views over the garden and features a further fireplace, providing an excellent space for family dining or entertaining. The Kitchen is fitted with a range of wall and base units with work surfaces incorporating a 1½ bowl sink, integrated oven and hob, together with a useful understairs pantry. Beyond is a Utility Room with plumbing for a washing machine and an external door leading to the rear Garden, whilst a useful Workshop/Store is accessed externally from the front of the property.

To the first floor, the landing provides access to Three Bedrooms, comprising two comfortable doubles and a Single Bedroom with overstairs storage. The Family Bathroom is fitted with a white three-piece suite including a 'P shaped bath with electric shower over, pedestal wash hand basin and W.C.









- Three Bedroom Semi-Detached Family Home
- No Forward Chain
- Popular Residential Location
- Two Reception Rooms
- Utility Room and Workshop/Store
- Front and Rear Gardens
- Potential for Off-Road Parking (subject to the necessary consents)
- Requiring Modernisation Throughout
- Energy Efficiency Rating: 21 (F) (Expires: 16/07/2036)







OUTSIDE

To the front of the property is an area of hardstanding offering potential for off-road parking, subject to the necessary local authority consents, together with a lawn and paved pathway leading to the entrance door. The enclosed rear garden is predominantly laid to lawn and benefits from an outside water tap, offering excellent potential for landscaping and outdoor enjoyment.

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 'C' (Powys County Council).

TENURE

Freehold.

DIRECTIONS

From Welshpool Town Centre, proceed around the one way system and joining Salop Road. Turn left for the Hospital and at the cross roads turn left. Continue to the top of the hill and the property will be found Infront of you at the mini roundabout.

What3words://lentil.rollers.overdone

LAND REGISTRY NUMBER

WA194402

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 – low risk – risk between 0.1%and 1% chance each year.

BROADBAND AND MOBILE SIGNAL

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































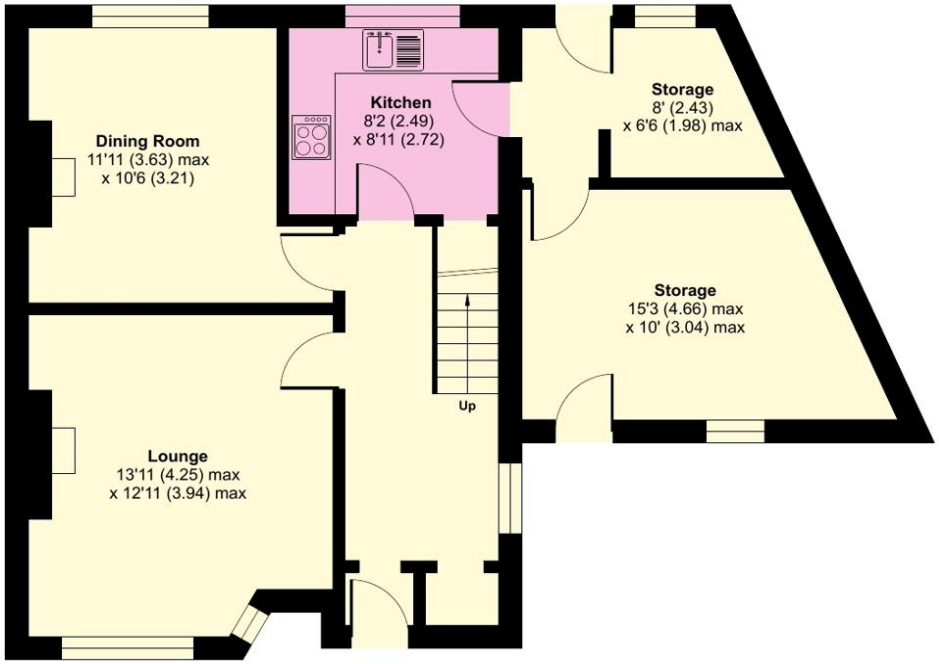


FLOORPLANS

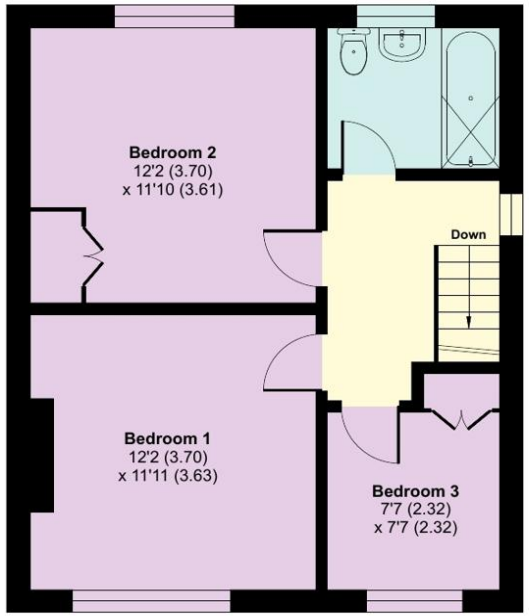
24 Borfa Green, Welshpool, Powys, SY21 7QJ

Approximate Area = 1221 sq ft / 113.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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: 1493420

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