



MORRIS
MARSHALL
POOLE

32 St. Michaels Crescent

Forden, Welshpool, Powys, SY21 8NF

Asking Price: £195,000

Situated within an established residential setting in the popular village of Forden, 32 St Michael's Crescent is a spacious three-bedroom family house occupying a particularly good-sized plot. The property enjoys extensive gardens wrapping around the front, side and rear, providing an excellent amount of outdoor space for family use, entertaining and recreation.

The house is conveniently placed for the amenities of Forden, whilst the nearby market town of Welshpool provides a comprehensive range of shopping, educational, recreational and everyday facilities. The surrounding area offers attractive Mid Wales countryside and numerous opportunities for walking and outdoor pursuits, with good road links providing access to Welshpool and the wider area. The property benefits from uPVC double glazing, oil-fired central heating and solar panels.

The property is approached via a wrought iron wicket gate, with a pathway crossing the lawned front garden to the entrance door. The Entrance Hall has a useful under-stairs storage cupboard and leads through to a particularly spacious through Lounge, which enjoys pleasant outlooks to both the front and rear and features a wood-burning stove with attractive overmantel. A separate Dining Room has a pleasant rear outlook over the garden and attractive tiled flooring, which continues through into the adjoining well-fitted Kitchen. The Kitchen incorporates a range of wall and base units beneath timber work surfaces, together with an integrated double oven and hob and 1½ bowl sink. A useful pantry is accessed from the Dining Room, whilst a side Entrance Porch provides access to the rear garden.

To the first floor are Three Bedrooms together with the Family Bathroom. The bathroom is fitted with a free-standing bath, pedestal wash basin and W.C., together with a separate shower cubicle having a mixer shower.



- Spacious Three-Bedroom Family Home
- Generous Wraparound Plot
- Large Lounge with Wood-Burning Stove
- Well-Fitted Kitchen & Separate Dining Room
- Solar Panels & Oil Central Heating
- Excellent Gardens, Office/Studio & Summer House
- Energy Efficiency Rating: 78 (C) (Expires: 07/09/2036)



OUTSIDE

Outside, the property occupies a generous plot with extensive lawns wrapping around from the front to the side and rear. The rear garden incorporates a patio and provides an excellent family recreational space, with ample room for outdoor seating, play and gardening. There are also two useful Outbuildings, one currently utilised as an office/studio with power connected, together with a summer house, providing considerable flexibility for home working, hobbies or leisure use.

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 our Welshpool Office travel on the A483 south for Newtown. From the Sarn-Y-Bryn Caled roundabout, taking the exit for Montgomery (A490) proceed through the village of Forden onto the B4388 and continue for approximately half a mile, turning right signposted School/Community Centre. Travel past the Primary School and the Church and take the right hand turn and the next right turn where No 32 will be found at the head of the cul de sac.

What3words://defenders.mermaids.smooth

LAND REGISTRY NUMBER WA571889

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 – 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

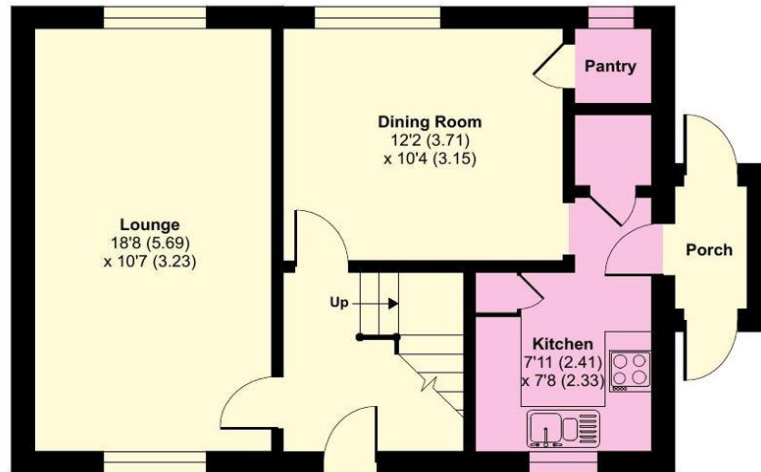
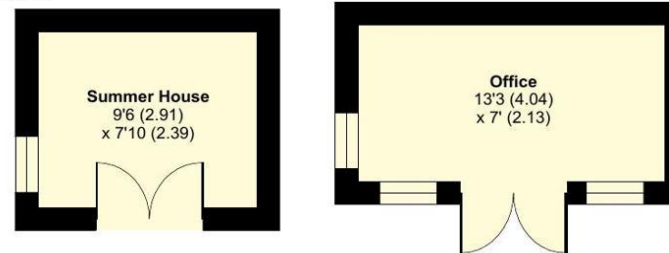
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Approximate Area = 1033 sq ft / 96 sq m

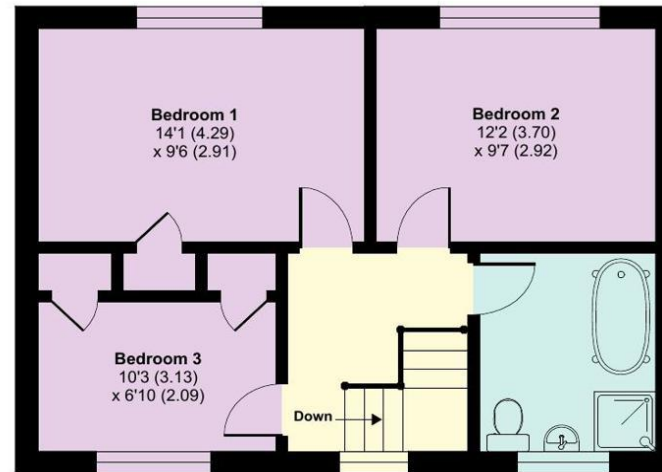
Outbuildings = 167 sq ft / 15.5 sq m

Total = 1200 sq ft / 111.5 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: 1516316

