

Holters

Local Agent, National Exposure

**14 Dol Las, Abermule, Montgomery, SY15 6JT**

**Offers in the region of £349,950**



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# 14 Dol Las, Abermule, Montgomery, SY15 6JT

Searching for the perfect family home in a village location? You may have just found it.

14 Dol Las is a detached house that has been beautifully renovated, offering generous living space, a flexible layout and plenty of room both inside and out.

## Key Features

- Detached Family Home
- Beautifully Renovated & Extended
- Four Double Bedrooms
- Family Bathroom, Master En-Suite & Downstairs WC
- Open Plan Kitchen / Dining Room with Adjoining Utility / Sun Room
- Large Main Living Room
- Study
- Enclosed rear garden with lawn and patio
- Attached garage and extensive off road parking
- Village setting with open countryside views

## The Property

14 Dol Las is a detached family home that has been extended and improved by the current owners to create a bright, flexible house with generous living space and views across the surrounding countryside. Finished to a high standard throughout, it combines modern open plan living with practical rooms that suit everyday family life.

The front door opens into an entrance hall with access to a study, a downstairs WC and the main living areas. The study sits to the rear of the house and works well as a home office or quieter space away from the busier parts of the house.

From the entrance hall, the main sitting room is a generous, dual aspect space with windows to both the front and rear. It is a comfortable, well proportioned room that feels spacious and works easily for everyday family living.

The kitchen sits at the centre of the home and has been opened up to form a spacious kitchen and dining area. It is well laid out with good storage and workspace and includes a door leading directly outside. This is an easy, sociable space that works well for family meals and entertaining.

From the kitchen diner, the layout flows into the extended sun room, currently used as a utility but offering far more flexibility than that alone. With a large glazed ceiling window bringing in plenty of natural light and bi fold doors opening onto the garden, it is a generous space that would suit use as a playroom, second sitting room or garden room.

Upstairs, the accommodation continues to feel spacious and well balanced. Bedroom one is a large double room with built in storage and an en suite shower room. Bedroom two is also a generous double with built in storage. Bedroom three is currently used as a dressing room, while bedroom four is a small double. A spacious family bathroom serves the remaining bedrooms and is fitted with a bath, walk in shower, wash basin and WC.

Throughout the house there is a strong sense of light and space, with views out towards the surrounding countryside adding to the overall feel.

Outside, there is a small lawned area to the front along with extensive parking and a large gravelled hardstanding area, well suited to multiple vehicles or

more practical uses. The attached garage sits alongside the neighbouring garage.

To the rear, the garden is enclosed and laid mainly to lawn with a patio seating area and a good sized shed, providing a private and usable outdoor space to enjoy throughout the year.

Extended in recent years and presented in excellent condition, 14 Dol Las offers a comfortable and well organised family home with plenty of space both inside and out, set within a village setting with an open outlook.

## The Location

Abermule is a welcoming village in the heart of Powys, where a strong community spirit and everyday practicality go hand in hand. Families benefit from a well-regarded primary school, a modern community centre, sports pitches, play areas, a convenience store, and a friendly local pub – all within easy walking distance.

Just 5 miles to the south, Newtown offers supermarkets, high street shops, leisure facilities, and secondary schools. Eight miles north, Welshpool adds more shopping and dining choices, along with a mainline train station linking to Shrewsbury, Birmingham, and beyond.

The A483 passes through the village, making travel quick and straightforward, while regular bus services connect to neighbouring towns. The surrounding countryside and the nearby River Severn provide plenty of



space for walks, cycling, and outdoor adventures, giving families the freedom to enjoy both village life and the outdoors.

Abermule strikes an easy balance — a place where children can grow up with a sense of space and safety, yet where schools, shops, and workplaces are all close at hand.

#### Heating

The property has the benefit of gas fired central heating.

#### Services

We are informed the property is connected to all mains services.

#### Tenure

We are informed the property is of freehold tenure. We are informed the property is of leasehold tenure with a remaining lease of 000 years from 2015. An annual ground rent of £00.00 is payable.

#### Council Tax

Powys County Council - Band E

#### Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

#### Nearest Towns/Cities

Kerry - 4 miles  
Montgomery - 5 miles  
Newtown - 5 miles  
Welshpool - 9 miles  
Shrewsbury - 26 miles

#### WhatWords

//broker.daydream.pairings

#### Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

#### Money Laundering Regulations

In order to comply with current legislation, we

are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

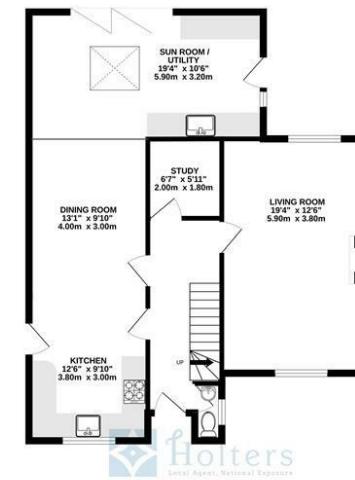
#### Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

#### Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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