

# 13 Golfa Close Middletown Welshpool SY21 8EZ



3 Bedroom House - Detached  
Guide Price £435,000

## The features

- IMPRESSIVE DETACHED HOME
- LOVELY RURAL VIEWS OVER THE WELSH HILLS
- IMPRESSIVE FITTED KITCHEN/BREAKFAST ROOM WITH APPLIANCES
- 3 FIRST FLOOR BEDROOMS AND CONTEMPORARY BATHROOM
- VIEWING HIGHLY RECOMMENDED
- SPACIOUS AND VERSATILE ACCOMMODATION
- HALL, LOUNGE, DINING/FAMILY ROOM, GARDEN ROOM
- UTILITY AND GROUND FLOOR SHOWER ROOM
- WRAP AROUND GARDENS - PERFECT FOR ENTERTAINING



**\*\*\* IMPRESSIVE AND VERSATILE HOME WITH LOVELY VIEWS \*\*\***

An excellent opportunity to purchase this truly deceptive, detached home offering spacious and versatile living space – perfect for today's modern lifestyle – a growing family, work from home and those who love to entertain.

Occupying an enviable position in the heart of this popular village, located half way between Shrewsbury and Welshpool and ideal for commuters with ease of access back to the A5/M54 motorway network.

The accommodation which must be viewed to be fully appreciated briefly comprises Reception Hall, good sized Lounge, large open plan Family/ Dining Room with Garden Room off, fabulous fitted Kitchen/ Breakfast Room – the perfect hub of the home – with range of appliances, Utility and Shower Room. On the First Floor are 3 double Bedrooms and well appointed contemporary Bathroom.

The property has the benefit of double glazing, oil central heating, driveway with parking, garage and wrap around gardens which have been designed for those who love to entertain and which enjoy a lovely view over fields and the Welsh Hills.

Viewing essential.

## Property details

### LOCATION

The property occupies an enviable position with a lovely rural outlook in the heart of this popular village located between Shrewsbury and Welshpool and ideal for commuters with ease of access to the A5/M54 motorway network. The Village has the benefit of a Church and Restaurant/Public House and there are good local facilities in the nearby village of Halfway House.

### RECEPTION HALL

Covered entrance with door opening to Reception Hall, wooden floor covering, radiator. Useful cloaks cupboard.

### LOUNGE

A generous sized room having window overlooking the front, chimney breast housing cast iron log burner, media point, wooden floor covering, radiator.

### DINING/FAMILY ROOM

A great multi purpose space with windows to the side and currently providing a good sized Dining area and Family/Sitting Room with media point, wooden flooring, radiators.

### GARDEN ROOM

An all year round room with recently replaced solid roof and providing lovely aspect over the garden and hills beyond. Double opening doors to the garden, radiator.

### IMPRESSIVE KITCHEN/BREAKFAST ROOM

The perfect hub of the home and ideal for those who love to cook. Comprehensively fitted with range of cream and sage high gloss units incorporating sink set into base cupboard. Further range of base units comprising and drawers with work surfaces over and having integrated dishwasher. Inset 2 ring halogen hob and 4 ring induction hob with extractor hood over and deep pan and cutlery drawers beneath. Range of eye level wall units and bank of tall shelved larder units with two eye level hide and slide ovens and central microwave with cupboards above and below. Additional run of units with recess for American style fridge/freezer. Peninsular breakfast bar with over hang seating area, window and stable style door leading to the garden, tiled flooring, radiator.

### INNER HALL

off which lead

### CLOAKS/SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

### UTILITY ROOM

fitted with range of units incorporating single drainer sink set into base cupboard. Further cupboards and drawers with work surface over and space beneath for washing machine and tumble dryer. Personal door to Garage and door to the side.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing off which lead

### BEDROOM 1

A generous sized double room with window to the front, large walk in wardrobe, radiator.

### BEDROOM 2

A double room with window to the rear, radiator.

### BEDROOM 3

Again a double room with window to the rear, radiator.

### WELL APPOINTED BATHROOM

Beautifully re fitted with large walk in shower cubicle with direct mixer unit and drench head, free standing oval shaped bath, wash hand basin set into vanity with storage beneath and concealed WC. Heated towel rail, window to the side.

### OUTSIDE

The property occupies an enviable position at the end of this popular cul de sac, approached through electrically operated gates and side pedestrian gate to driveway which provides parking for several cars and leads to the Garage with up and over door, power and lighting, personal door to the house.

The gardens wrap themselves around the property and are designed to enjoy the sun all day long, perfectly set out for those who love to entertain and dine alfresco with gravelled, paved and lawned areas with flower and shrub beds, raised ornamental garden pond, home office/workshop, summerhouse and purpose built bar. To the rear of the Kitchen is a paved terrace with remote awning.

The gardens offer a good level of privacy, enclosed with wooden fencing and enjoy wonderful open views over countryside and the Welsh Hills.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains water, electricity and drainage are connected. Oil central heating.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band F - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



## 13 Golfa Close, Middletown, Welshpool, SY21 8EZ.

3 Bedroom House - Detached  
Guide Price £435,000





**Approximate total area<sup>®</sup>**  
1776 ft<sup>2</sup>  
165 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Judy Bourne**

**Director at Monks**

judy@monks.co.uk

**Get in touch**

**Call.** 01743 361422

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

**Shrewsbury office**

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

**We're available 7 days a week**

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

#### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

#### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.