



Roger
Parry
& Partners

10 Maes Derw, Llanrhaeadr Ym Mochnant,
SY10 0BA



**10 Maes Derw, Llanrhaeadr Ym Mochnant, SY10 0BA
Offers In The Region Of £475,000**

NEW BUILD DEVELOPMENT. Plot 10 is a four bedroom detached house located in the popular semi rural village of Llanrhaeadr in a elevated position offering beautiful countryside views. The properties have been finished to a high standard throughout by a reputable local builder and is currently at interior fit stage giving the purchaser the option to add there own designs.



LOCATION

Llanrhaeadr is renowned for its waterfall, one of the Wonders of Wales and in addition has a good range of local facilities, including a newly built Primary School, convenience stores, pubs and restaurant. The picturesque area is ideal for walking and cycling and additional facilities are in nearby Oswestry and Llanfyllin.

SUMMARY

The properties have been developed to a very high standard throughout by a reputable local builder. The development is a selection of individually designed family homes and situated in a much sought after edge of village location.

ENTRANCE HALL

16'3 x 3'3 (4.95m x 0.99m)

Stairs to first floor, and doors off to ground floor accommodation.

LIVING ROOM

11'8 x 17'2 (3.56m x 5.23m)

Dual aspect with windows to the front and side elevation and opening into the kitchen/diner. Wood flooring, inset wood burner, ceiling light and radiator.

KITCHEN/DINER

19 x 16'8 (5.79m x 5.08m)

Beautiful open plan room with double doors opening onto a patio area and windows to the side and rear elevations. The kitchen has'nt yet been fitted, so the purchaser may have the option to make some choices.

HOME OFFICE

13'11 x 8'4 (4.24m x 2.54m)

Window to the front elevation, ceiling light and radiator.

UTILITY

8'3 x 7'8 (2.51m x 2.34m)

FIRST FLOOR**BEDROOM ONE**

11'8 x 13'4 (3.56m x 4.06m)

Window to the front elevation, ceiling light and radiator. Built in storage cupboard and door into ensuite.

ENSUITE

6'7 x 6'8 (2.01m x 2.03m)

Modern suite comprising vanity unit with wash hand basin, low level WC and enclosed shower cubicle.

BEDROOM TWO

11'8 x 13'4 (3.56m x 4.06m)

Window to the front, ceiling light and radiator.

BEDROOM THREE

9'3 x 15'5 (2.82m x 4.70m)

Window to the rear, ceiling light and radiator.

BEDROOM FOUR

9'4 x 13'5 (2.84m x 4.09m)

Window to the rear, ceiling light and radiator.

BATHROOM

8 x 8'5 (2.44m x 2.57m)

Lovely modern suite with deep bath, walk in shower, vanity unit and low level WC

EXTERNAL**GARAGE**

15'5 x 20'5 (4.70m x 6.22m)

Integral door from the utility, and up and over door to the front driveway. Power and lighting.

PARKING

Gravelled area to the front for parking.

GARDENS

Wrap around gardens which will be laid to lawn with patio entertainment area looking out to the hills and beyond.

PRIVATE ROAD

The estate road serving this development will not be adopted by the Highway Authority. Consequently, a Residents Management Company will need to be set up by the developer for the long term maintenance of the highway, footways and associated infrastructure. Private road signage will be erected at the entry to this estate in accordance with Section 31 of the Highways Act 1980. Further details will be provided by the sellers solicitor.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected with oil central heating. We understand (from the other plots) the Broadband Download Speed will be: Standard 16 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is with Powys county council and has not yet been published. We would recommend this is confirmed during pre-contact enquiries.

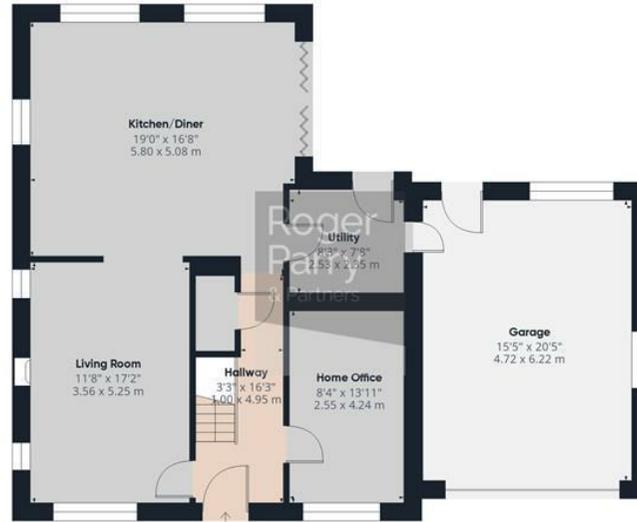
SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan (not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾
 1898 ft²
 176.4 m²

(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

Local Authority: Powys county council
Council Tax Band: Not yet been confirmed
EPC Rating: To be confirmed

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

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

Directions:

From Oswestry proceed on the A483 towards Welshpool, turn right at Llynclys crossroads and continue through the villages of Porth-y-Waen and Llangedwyn until you reach Llanrhaeadr Ym Mochnant, turn right by the car park onto Park Street and proceed passing the next car park on the right where the site will be observed on the left hand side.

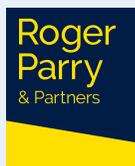
Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:
23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.