





The Mews, 15 Parc Caradog, Trewern, Welshpool, SY21 8DS £370,000

This extended 4 bedroom family home offers excellent family living with stunning kitchen/dining/family room, 3 further receptions, cloakroom, 2 en suites, family bathroom and utility room. Garage, driveway, enclosed rear gardens and solar panels with i boost.





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



ENTRANCE PORCH

Windows to the front and side elevations, radiator and door to:

ENTRANCE HALLWAY

Radiator and staircase to the first floor with useful storage cupboard under.

OFFICE/BEDROOM 5

Radiator and a window to the front aspect.

SITTING ROOM

Dual aspect with window to the side and uPVC double glazed French doors to the rear decked entertainment area. Feature fire with oak hearth and display plinth to the side and inset electric pebble style fire, 2 radiators and inset ceiling lights.

DINING ROOM/STUDY

Radiator and uPVC double glazed French doors to the rear decked entertainment area.

KITCHEN/DINING/FAMILY ROOM

An impressive extended and refitted space with cream high gloss base cupboards and drawers with work surfaces over, matching eye level cupboards, stainless steel sink with mixer tap under a window to the front aspect and a circular sink and drainer with mixer kettle tap under a window to the rear aspect, part tiled walls, built in breakfast bar and bench seating, ladder style radiator, tiled floor, space for Range style cooker with extractor hood over, space for tall fridge /freezer and drinks fridge, integrated dishwasher. Opening out to the DINING/FAMILY ROOM with high vaulted ceiling and bifold doors opening out to the slate paved patio and decked rear garden, feature radiator, tiled floor, composite door to the rear giving access to the Utility room.

CLOAKROOM

Low level W.C. and pedestal wash hand basin with mixer tap, tiled floor, radiator and uPVC double glazed window to the rear.

FIRST FLOOR LANDING

Wood effect flooring and hatch to loft.

BEDROOM 1

Radiator, wood effect flooring, built in storage cupboard and a window to the front aspect with views towards countryside. Door to:

EN SUITE SHOWER ROOM

Low level W.C., pedestal wash hand basin with mixer tap, fully tiled shower cubicle, wood effect flooring, radiator and a window to the side.

BEDROOM 2

Radiator, wood effect flooring and a window to the front aspect with views towards countryside. Door to:

EN SUITE SHOWER ROOM

Low level W.C., pedestal wash hand basin with mixer tap, fully tiled shower cubicle, wood effect flooring, half tiled walls, radiator and a double glazed Velux window.

BEDROOM 3

Radiator, wood effect flooring, built in double wardrobe with shelving to the side and a window to the rear aspect with views towards countryside.

BEDROOM 4

Radiator, wood effect flooring, built in mirror fronted wardrobe and a window to the rear aspect with views towards countryside.

BATHROOM

Low level W.C., pedestal wash hand basin with mixer tap, part tiled splashback, panel bath with corner mixer tap, separate fully tiled shower cubicle with Triton electric shower, wood effect flooring, radiator and window to the rear.

OUTSIDE**FRONT**

Block paved driveway providing off road parking and leading to the garage. Gate to the side and path to the front door.

REAR

Area of slate for ease of maintenance, paved patio entertainment area with raised flower and shrub bed, fire pit, the remainder is laid to a generous decked entertainment with sunken seating area with pergola over. Bounded by blue metal fencing.

GARAGE

Up and over door, power and light and eaves storage.

UTILITY ROOM (Formerly the garage)

Base units with work surfaces over, stainless steel drawers, stainless steel sink with mixer tap, tiled floor, plumbing and space for washing machine and further appliance space, floor standing central heating boiler and water tank with solar i boost, radiator, loft access, window to the side elevation and composite door to side.

GENERAL NOTES

TENURE

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

SERVICES

We are advised that there is mains electric, water and drainage. Oil central heating. Solar photovoltaic panels with solar i boost. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 16 Mbps & Superfast 34 Mbps. Mobile Service: Likely
FLOOD RISK: Flooding from rivers: Very Low Risk. Flooding from the sea: Very Low Risk. Flooding from surface water and small watercourses: Very Low Risk.

COUNCIL TAX BANDING

We understand the council tax band is F. We would recommend this is confirmed during pre-contact enquires.

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.

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.



Local Authority: Powys County Council

Council Tax Band: F

EPC Rating: C

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:

Postcode is SY21 8DS What3words: glee.replayed.club
Proceed out of Welshpool on the A458 towards Shrewsbury. Pass through the village of Buttington and into Trewern. On reaching the village of Trewern, continue a short distance where there is the right turn into Parc Caradog. Follow the road around to the right and take the 1st left. Proceed and the property is at the head of the cul de sac on the right hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



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.