





15 Celyn Close, Guilsfield, Welshpool, SY21 9QD
£350,000

This 4 bedroom detached house has 3 receptions and a conservatory as well as a utility room and cloakroom. With a double garage and gardens to the rear and side. NO ONWARD CHAIN.



ENTRANCE

Wooden front door and side screen to:

ENTRANCE HALL

Radiator and staircase to the first floor with cupboard under.

SITTING ROOM

Radiator and uPVC double glazed window to the front aspect.

LIVING ROOM

Radiator, cupboard housing the boiler and slatted shelving and uPVC double glazed window to the front aspect.

CLOAKROOM

With low level W.C., vanity wash hand basin with cupboard under, built in cupboard, radiator and uPVC double glazed window to the rear aspect.

KITCHEN

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, one and a half bowl sink with mixer tap, pert tiled walls, integrated double oven, electric hob with extractor hood over, plumbing and space for washing machine, further appliance space, built in larder cupboard, radiator, wood and glazed door to the rear porch and uPVC double glazed window overlooking the rear garden.

REAR PORCH/UTILITY**DINING ROOM**

Radiator and double glazed patio doors to:

CONSERVATORY

Of uPVC double glazed construction with French doors to the gardens.

FIRST FLOOR LANDING

Built in cupboard with shelving and hatch to loft.

BEDROOM 1

Built in wardrobes to 1 wall, radiator and uPVC double glazed window to the front with views towards countryside.

BEDROOM 2

Radiator and uPVC double glazed window to the front with views towards countryside.

BEDROOM 3

Radiator and uPVC double glazed window to the rear.

BEDROOM 4

Built in double cupboard, airing cupboard housing the tank and slatted shelving, radiator and uPVC double glazed window to the rear.

SHOWER

Fully tiled shower cubicle with Triton electric shower, radiator and uPVC double glazed window to the rear.

BATHROOM

Low level W.C., pedestal wash hand basin, panel bath with mixer tap and shower attachment and glazed screen, radiator and uPVC double glazed window to the rear aspect.

OUTSIDE**FRONT**

Path to the front door and gate and path to the side and rear. Laid to lawn with flower and shrub beds.

REAR

Patio entertainment area, well stocked flower and shrub beds, area laid to lawn, 2 garden sheds. Further area of lawn to the side of the property.

DOUBLE GARAGE

Twin up and over doors, power and light, door and window to the rear.

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 panels. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 2 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good

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 E . 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

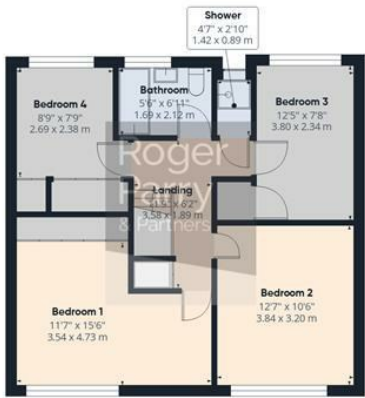
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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

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



Ground floor



Floor 1



Approximate total area⁽¹⁾

1799 ft²
167.2 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

General Services:

Local Authority: Powys County Council

Council Tax Band: E

EPC Rating: D

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:

WHAT3WORDS: progress.take.shippers

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.