





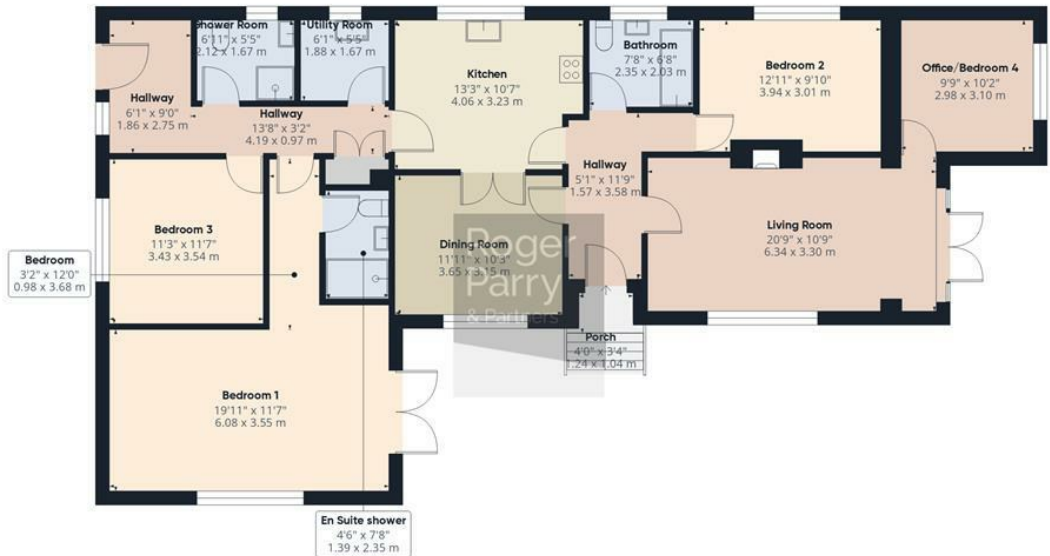
**Hillside Rhallt, Trelydan, Welshpool, SY21 9HS**  
**£499,950**

This much improved and extended 3 bedroom, 3 bathroom detached bungalow offers flexible accommodation and enjoys countryside views. Having a generous driveway, garage and workshop/gym and a plot extending to approx 0.39 acres (0.157 hectares.) Being within a short distance of the Montgomery canal and within easy reach of Welshpool and Shrewsbury.





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



Ground floor Building 1



Ground floor Building 2



Approximate total area<sup>(1)</sup>

1811 ft<sup>2</sup>  
168.2 m<sup>2</sup>

Balconies and terraces

31 ft<sup>2</sup>  
2.9 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

**OAK FRAMED PORCH**

Steps up to front door to:

**ENTRANCE HALLWAY**

Radiator, wood effect flooring, hatch to loft which is half boarded with power and light.

**LIVING ROOM**

Dual aspect with window to the front and French doors and side screens to the side terrace which enjoys countryside views. Radiator, reconstituted stone fire surround with inset log burner and marble hearth. Door to:

**OFFICE/BEDROOM 4**

Hatch to loft, radiator and window to the side with countryside views.

**KITCHEN**

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards with lighting under, stainless steel sink with mixer tap, part tiled walls, integrated appliances to include fridge, freezer and dishwasher, space for Range style cooker with glass splashback and extractor hood over, radiator, window to the rear with views towards open countryside. Door to inner hallway and double doors to:

**DINING ROOM**

Radiator, window to the front aspect and door to the hallway.

**BEDROOM 2**

Radiator and window to the rear with views towards open countryside.

**BATHROOM**

Suite comprising low level W.C., vanity wash hand basin with mixer tap and cupboards under, panel bath with mixer tap, shower attachment and glazed screen, fully tiled walls, heated towel rail, wood effect flooring and window to the rear.

**INNER HALLWAY**

Wood effect flooring, radiator, built in double cupboard with slatted shelving and door to the side.

**UTILITY ROOM**

Base cupboard with work surface over, eye level cupboards, stainless steel sink with mixer tap, plumbing and space for washing machine, further appliance space, part tiled walls, 2 pull out airers and window to the rear with views towards open countryside.

**BEDROOM 1**

Dual aspect with window to the front and French doors to the side with views towards open countryside, radiator and hatch to loft. Door to:

**EN SUITE SHOWER ROOM**

Suite comprising fully tiled shower cubicle, low level W.C., pedestal wash hand basin with mixer tap, wood effect flooring, heated towel rail and double glazed Velux window.

**BEDROOM 3**

Radiator and window to the side aspect.

**SHOWER ROOM**

Suite comprising low level W.C., pedestal wash hand basin with mixer tap, fully tiled shower cubicle, heated towel rail, window to the rear and wood effect flooring.

**OUTSIDE****GARDENS**

The plot extends to approx 0.39 acres (0.157 hectares) and is mainly laid to lawn with flower and shrub borders. Paved patio entertainment area. Gate from the driveway with a path running along the front of the property. The gardens are fenced with dog proof fencing. Plastic garden shed. Fenced vegetable patch. To the rear of the property is a gravel path with a raised lavender bed.

**GARAGE**

Oak framed garage with cedar cladding with double doors, power and light and eaves storage.

**WORKSHOP/GYM**

Oak framed with cedar cladding, being insulated with power and light. To the front there is an open fronted store with a sliding door.

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**DRIVEWAY**

Block paved driveway providing off road parking for numerous cars. Pad currently used for a motorhome.

**GENERAL NOTES****TENURE**

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

**SERVICES**

We are advised that mains electric and water are connected. Oil central heating. Drainage via a septic tank. We would recommend this is verified during pre-contract enquiries.

**BROADBAND:** Download Speed: Standard 6 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-contract 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.



**Local Authority:** Powys County Council

**EPC Rating:** E

**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:

Leave Welshpool on the A483 towards Shrewsbury. At the Livestock Market roundabout take 1st left into the Enterprise Park/McDonalds and first right into Rhallt Lane. Continue over the canal bridge for 0.3 mile to the fork in the road, taking the left hand fork where the property can be found a short distance on the right hand side. What3words: badminton.torch.regarding

### 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 a 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.