



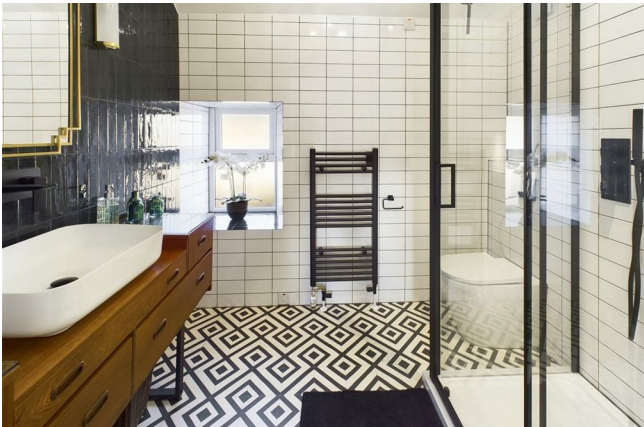


Graig Pontdolgoch, Caersws, SY17 5NJ  
Guide Price £500,000

An extensively renovated 3 bedroom, 3 reception, 3 bathroom detached house with a number of outbuildings sat on a plot of approx 0.691 acres (0.280 hectares) with far reaching countryside views. With well stocked and landscaped south facing gardens and generous parking/turning area.

NO ONWARD CHAIN.





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



Ground floor Building 1



Floor 1 Building 1



Approximate total area<sup>10</sup>

1601.77 ft<sup>2</sup>  
148.81 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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**DESCRIPTION**

A recently upgraded family home which offers 3 double bedrooms, all with high quality en suite shower rooms. There are 3 reception rooms- a sitting room with a wood burner, a dining room with open fire and a sun room that could be used as a home office with French doors to the patio and gardens. The gardens have been landscaped with a selection of flowers and shrubs and fruit trees along with some more mature trees. The property offers modern living but retains its original character and charm and is situated with 2 miles of the popular village of Caersws which offers a good range of amenities.

Surrounding by rolling countryside with the market town of Llanidloes being approx 8.5 miles away with Newtown and Machynlleth both within easy reach. The Welsh coast is approx 30 miles away.

**ENTRANCE**

Composite stable front door. Built in storage cupboards and display shelving, wood effect flooring, Part tiled walls, inset ceiling lights, opening to the kitchen and door to the sitting room.

**SITTING ROOM**

Radiator, wood effect flooring, uPVC double glazed window to the rear enjoying far reaching countryside views, fireplace with tiled hearth, wooden mantle and inset wood burner, coved ceiling and doors to the rear hall and inner hallway.

**REAR HALLWAY**

With composite stable door to the patio, wood effect flooring and staircase to the first floor.

**DINING ROOM**

Wood effect flooring, radiator, inset ceiling lights, brick fireplace with tiled hearth and mantle and open grate. Sliding door to:

**INNER HALLWAY**

Wood effect flooring, radiator, understairs storage cupboard and doors to the utility/boot room and:

**CLOAKROOM**

With low level W.C. and vanity wash hand basin with mixer tap, half tiled walls, wood effect flooring and radiator.

**UTILITY/BOOT ROOM**

Fitted with a dog shower. Tiled floor, plumbing and space for washing machine, further appliance space. Triple aspect with uPVC double glazed windows to the front and sides and a composite door to the side.

**KITCHEN**

Modern fitted kitchen with base cupboards and drawers with matching eye level cupboards with under lighting, pantry cupboard, stainless steel sink with a 4-in-1 Aquatap that provides filtered cold and boiling water with a pull out nozzle, Zanussi induction hob with concealed extractor hood over, integrated double oven the top section is a convection oven with a microwave, the bottom section is a double oven that allows you to cook at two different temperatures at the same time, Bosch dishwasher and fridge and freezer, inset ceiling lights, wood effect flooring, uPVC double glazed window to the front and French doors to the sun room. Door to utility cupboard.

**GARDEN ROOM**

Triple aspect with uPVC double glazed windows giving far reaching countryside views and French doors to the patio. Tiled floor and radiator.

**FIRST FLOOR****LANDING**

Wood effect flooring, radiator, built in double cupboard and 2 uPVC double glazed windows to the front.

**BEDROOM ONE**

Entrance vestibule leading to the bedroom with wood effect flooring, radiator, built in units to 1 wall and step up to:

**EN SUITE SHOWER**

Impressive shower room with walk in shower with twin heads, concealed cistern W.C. and wooden vanity unit with wash hand basin and mixer tap and cupboards and drawers, fully tiled walls and floor, heated towel rail and a uPVC double glazed window to the front.

**BEDROOM TWO**

Wood effect flooring, radiator, high level cupboard, hatch to loft, recess with deep built in cupboard and uPVC double glazed window to the rear giving far reaching countryside views. Sliding door to:

**EN SUITE SHOWER ROOM**

Modern suite comprising shower cubicle with twin heads, concealed cistern W.C., vanity wash hand basin with mixer tap set into wooden surround with drawers, heated towel rail, fully tiled walls and floor and uPVC double glazed window to the front.

**BEDROOM THREE**

Built in double wardrobe, wood effect flooring, radiator, uPVC double glazed window to the rear giving far reaching countryside views and a sliding door to:

**EN SUITE SHOWER ROOM**

Shower cubicle with twin heads, vanity unit with basin with mixer tap with cupboards below and W.C., heated towel rail and fully tiled walls.

**OUTSIDE**

The property is sat on a plot of approximately 0.691 acres (0.280 hectares) having south facing landscaped gardens which enjoy far reaching countryside views. A patio entertainment area adjacent to the house leads to a further entertaining area with built in brick wood fired pizza oven. The garden has meandering paths which lead among the flower and shrub beds which lead to a further seating area and onto to a lawned area with a selection of trees, all enjoying the countryside views.

The property is approached via an electric gate which leads to the generous parking and turning area where there is a large garage and a number of useful outbuildings. Double gates lead from the driveway to the gardens.

**OUTBUILDING**

Double doors to the front and a door to the side and window to the rear. This useful building has a pitched ceiling and an internal store room and has power and lighting.

**GARAGE**

With double doors.

**5 FURTHER OUTBUILDINGS**

These were former stabling and have stable doors and power and light.

**GENERAL NOTES****TENURE**

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

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enquiries.

#### SERVICES

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

BROADBAND: Download Speed: Standard 5 Mbps & Ultrafast 1800 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.

#### 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.

#### AGENTS NOTE

Since the EPC was done the owner has had a new oil central heating boiler and new windows and external doors.





## General Services:

**Local Authority:** Powys County Council

**Council Tax Band:** F

**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:

What 3 words: revise. lectures. ogle On entering Pontdolgoch from Caersws go under the railway bridge and take the first left through the layby and then immediately right. Continue up the hill and the property can be found on the left 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](mailto: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.