





1, Belan Orchard, Guilsfield, Welshpool, SY21 9NS  
£280,000

This impressive 2 bedroom semi-detached house with kitchen, lounge, cloakroom and generous sized bedrooms is nearing completion and prospective purchasers can select kitchen colours, choice of colour of fitted carpets in lounge, stairs landing and bedrooms providing they have not already been fitted.

**DESCRIPTION**

This impressive 2 bedroom semi-detached house with kitchen, lounge, cloakroom and generous sized bedrooms is nearing completion and prospective purchasers can select kitchen colours, choice of colour for fitted carpets in lounge, stairs, landing and bedrooms - providing they have not already been fitted.

A garage is set on a gravelled drive with landscaped gardens and boundary fencing. The private drive is accessed over a shared entrance area located off the main highway and all mains services are connected. Solar PV Panels are installed within the roof and designed to generate back up sustainable electricity with a battery back up system.

The property comes with a 10 year structural warranty and all test certificated and EPC

**ENTRANCE PORCH****ENTRANCE HALL****CLOAKROOM****KITCHEN**

Integral appliances to include: washing machine, dishwasher, fridge freezer, oven and microwave.

**LIVING ROOM****FIRST FLOOR LANDING****BEDROOM 1****BEDROOM 2****BATHROOM****OUTSIDE**

EV charging point.

**FRONT**

Shared access off the highway leading to a private driveway providing generous off road parking leading to:

**GARAGE****GARDEN**

The rear garden will be graded and seeded as lawn with a

small paved patio to the rear of the house. The front garden features lawn and borders. A classic picket-style fence defines the property boundary.

**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, gas and drainage. PV panels for sustainable electricity . Gas central heating. We would recommend this is verified during pre-contract enquiries.

**BROADBAND:** TBC 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 . 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.

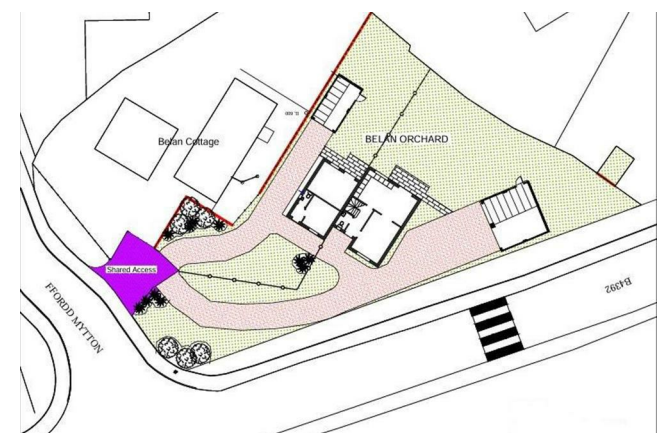
**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

10 year structural warranty as standard

Shared access off the highway leading to a private drive

**RESERVATION FEE**

£1000 non returnable reservation fee.



**Local Authority:** Powys County Council

**Council Tax Band:** TBC

**EPC Rating:** TBC

**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 Welshpool continue to the Raven roundabout, take the 2nd exit onto the A490 signposted Llanfyllin, Guilsfield. Take the 2nd turning right onto the B4392, signposted Guilsfield (do not take the 1st turning to Guilsfield) and then take the 2nd right into Ffordd Mtyyon where the properties will be found immediately on your right hand side.

### Viewing arrangements

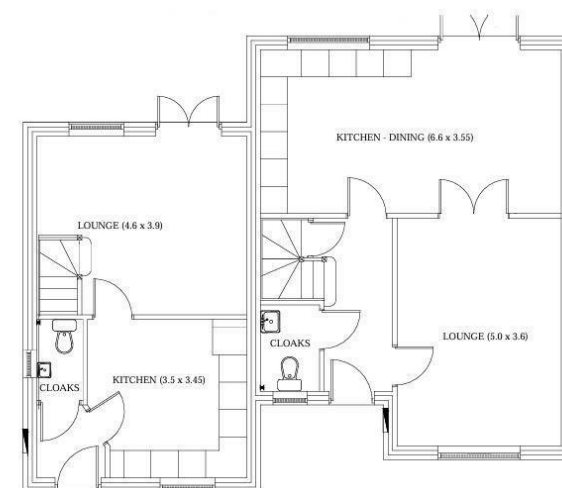
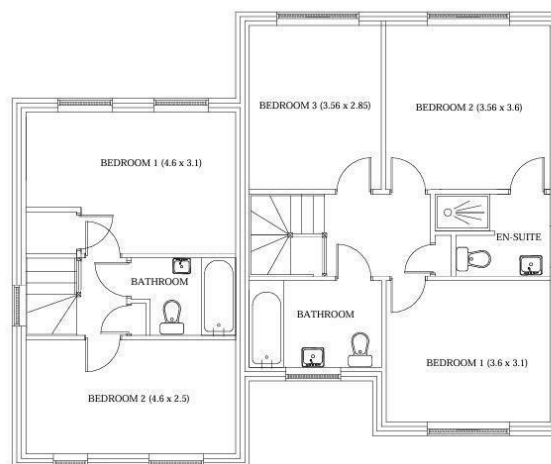
Viewing of the property is strictly by appointment only through:

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 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.