







2 Gwern Y Pant Pantyffridd, Berriew, Welshpool, SY21 8BH  
No Onward Chain £260,000

A delightful two bedroom semi detached country cottage dating back to around 1870 with generous gardens, detached garage/workshop and countryside views. With two receptions, cloakroom and uPVC double glazing an early viewing is highly recommended.





**DESCRIPTION**

The property is situated in a semi rural location in the village of Pantyffridd and enjoys views over adjoining fields towards the wooded hills beyond. The larger village of Berriew is about two miles away while Welshpool is approximately seven miles away. Built around 1870 it was originally part of the Glansevern Estate but now offers a spacious two bedroom, two reception home with log burner in the sitting room, cloakroom, family bathroom, extra wide detached garage/workshop and generous gardens.

**ENTRANCE PORCH**

Steps up to a wood and glazed door to:

**SITTING ROOM**

15' x 12' (4.57m x 3.66m)

Feature fireplace with tiled hearth, wooden mantle and inset log burner, staircase to the first floor, night storage heater and a uPVC double glazed window overlooking the front gardens. Door to:

**DINING ROOM**

9'9" x 11'3" (2.97m x 3.43m)

Night storage heater and a uPVC double glazed window overlooking the front gardens.

**CLOAKROOM**

Modern white suite comprising vanity unit with concealed cistern W.C. and wash hand basin with mixer tap and cupboard below, electric heater and a uPVC double glazed window.

**KITCHEN/BREAKFAST ROOM**

6'10" x 15'10" (2.08m x 4.83m)

Fitted with a range of base cupboards and drawers with wood effect work surfaces over, matching eye level cupboards, end display shelving, tall storage cupboard, one and a half bowl stainless steel sink with mixer tap under a uPVC double glazed window, space for cooker and tall fridge freezer, part tiled walls, hatch to loft, night storage heater and a composite door to the front.

**FIRST FLOOR LANDING**

With a uPVC double glazed window.

**BEDROOM ONE**

10'3" x 11'8" (3.12m x 3.56m)

Feature fireplace with tiled hearth and open grate, night storage heater and a uPVC double glazed window to the rear with views towards countryside.

**BEDROOM TWO**

8'4" x 11'8" (2.54m x 3.56m)

Night storage heater and a uPVC double glazed window to the rear with views towards countryside.

**BATHROOM**

8'3" x 6'1" (2.51m x 1.85m)

White suite comprising panel bath, separate corner shower cubicle, low level W.C., pedestal wash hand basin, part tiled walls, heated towel rail, light/shaver socket and a uPVC double glazed window.

**OUTSIDE****FRONT**

Double gates to the driveway providing off road parking and turning which leads to the garage. Laid to gravel with stepping stone path to the garden shed. flower and shrub beds. Outside light and hedge to boundary.

**REAR**

The rear garden is a particular feature of the property being a good size and enjoying views over countryside. Laid to lawn with flower and shrub beds and borders, areas of gravel, covered pergola, patio entertainment area, apple tree.

**WORKSHOP/GARAGE**

17'8" x 14'9" (5.38m x 4.50m)

With double doors, power and light and a uPVC double glazed window to the rear with a useful wide work bench. There is also a gravel storage area to the side of the garage.

**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, septic tank and electric heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Ultrafast 1000 Mbps. Mobile Service: Limited

FLOOD RISK: Very Low.

**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.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Local Authority:** Powys

**Council Tax Band:** E

**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 head out on the A483 Newtown Road for approximately four miles, turning right signposted Berriew.

Continue into Berriew and continue on this road in the Manafon direction and after approximately two miles enter the village of Pantyffridd. There is a telephone box on the right hand side of the road, the property is only about 20 metres on the left after the telephone box, indicated by the 'For Sale' board.

### **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.