







21 Tremynoddfa, Carno, Caersws, SY17 5LJ  
£150,000

**\* PRICED TO SELL\*** This 3 bedroom end terrace house is in need of refurbishment. Situated at the end of a cul de sac in the popular village of Carno within easy reach of a range of local amenities including primary school, village shop and public house. With gardens to 3 sides and countryside views from the first floor. **NO ONWARD CHAIN.**





## **ENTRANCE**

Wood and glazed front door to:

## **ENTRANCE HALLWAY**

Staircase to first floor with recess under, radiator and doors to kitchen and:

## **SITTING ROOM**

Tiled fireplace with slate hearth and solid fuel stove and two double glazed windows overlooking the rear garden.

## **KITCHEN/DINING ROOM**

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, stainless steel sink with mixer tap under a double glazed window to the front aspect, part tiled walls, space for cooker, tiled floor, radiator, built in larder cupboard with shelving, plumbing and space for washing machine and door to:

## **REAR HALL**

Tiled floor, wood and glazed door to the side and doors to the boiler cupboard and:

## **UTILITY**

Window overlooking the rear garden.

## **BOILER CUPBOARD**

Floor standing central heating boiler with slatted shelving above.

## **FIRST FLOOR LANDING**

Hatch to loft and large over stairs storage cupboard.

## **BEDROOM ONE**

Radiator, built in cupboard and built in airing cupboard with tank and double glazed window to the rear with countryside views.

## **BEDROOM TWO**

Radiator, built in cupboard and double glazed window to the rear with countryside views.

## **BEDROOM THREE**

Radiator and double glazed window to the front aspect with views towards open countryside in the distance.

## **BATHROOM**

Panel bath with separate shower over, wall mounted wash hand basin, fully tiled walls, tiled floor, radiator and double glazed window to front.

## **SEPARATE W.C.**

High flush W.C., tiled floor and double glazed window to front.

## **OUTSIDE**

### **FRONT**

Path to front door, laid to lawn with flower and shrubs and fence to boundary.

### **SIDE**

Laid to lawn with hedge to boundary and gate and path to the rear garden.

### **REAR**

Laid to lawn with path running the width of the house, hedge to boundary and gate to side access and communal car park. Garden shed with lean to store.

## **COMMUNAL PARKING**

There is a communal car park to the side of the property.

## **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, water and drainage services are connected. Gas central heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 19 Mbps & Superfast 80 Mbps.

Mobile Service: Likely

FLOOD RISK: Flooding from rivers: Risk greater than 3.3% chance each year.

Flooding from the sea: Very Low. Flooding from surface water and small watercourses: Very Low.

### **COUNCIL TAX BANDING**

We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

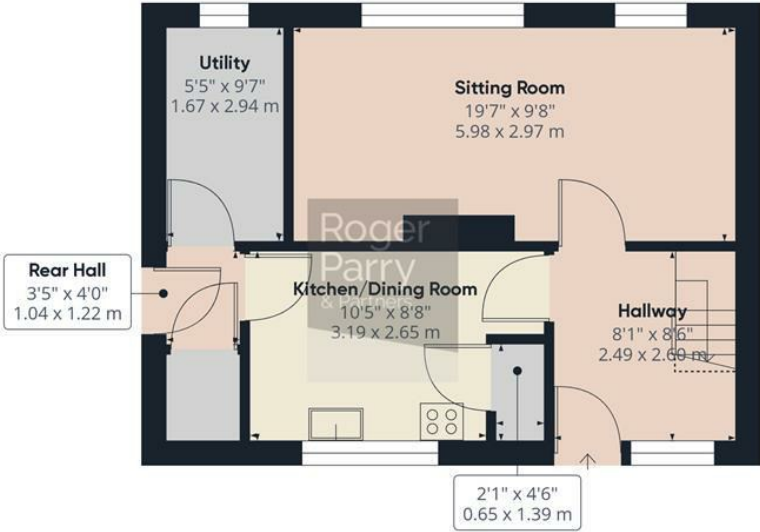
### **SURVEYS**

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.

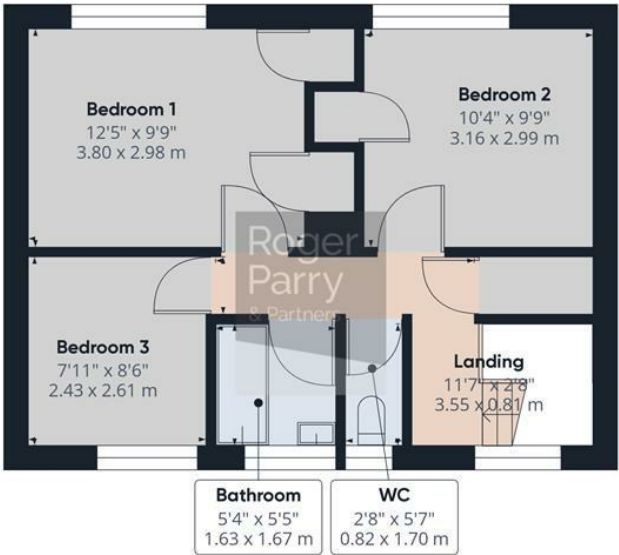
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.



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



Ground floor



Floor 1



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

867.89 ft<sup>2</sup>  
80.63 m<sup>2</sup>

Reduced headroom

6.89 ft<sup>2</sup>  
0.64 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360



**Local Authority:** Powys County Council

**Council Tax Band:** C

**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:

Leave Newtown along Llanidloes Road. After 6 miles turn right for Caersws/Carno. Pass through Caersws and enter Carno. Take second left after Aleppo Merchant into Tremynoddfa and the property can be found at the top of the cul de sac as indicated by our 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 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.