





19 Tremynoddfa, Carno, Caersws, SY17 5LJ
Offers In The Region Of £169,950

This 3 bedroom semi detached house is situated in the popular village of Carno within easy reach of a range of local amenities including primary school, village shop and public house. The property has a generous rear garden with impressive work shop. NO ONWARD CHAIN.



ENTRANCE PORCH

Composite front door. Wood effect flooring, hatch to loft, radiator, ample appliance space, composite door to:

ENTRANCE HALL

Staircase to first floor, radiator and door to:

LIVING/DINING ROOM

11'1" x 21'11"

Wood effect flooring, coved ceiling, brick fireplace with multi fuel stove inset, two radiators, door to kitchen, uPVC double glazed patio doors to:

CONSERVATORY

10'6" x 6'11" mjax

Of uPVC double glazed construction, wood effect flooring, radiator and uPVC patio doors to the garden.

REAR PORCH

12'7" x 8'6"

Power and light, outside tap, wood and glazed door to garden and door to side passageway.

KITCHEN

21'7" x 12'7"

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, space for cooker, plumbing and space for washing machine and dishwasher, 1 1/2 bowl sink with mixer tap, built in fridge, uPVC double glazed windows to side and rear, end display shelving wood effect flooring and under stairs storage cupboard. (White goods are available by separate negotiation)

COVERED SIDE LEAN TO

21'7" x 3'3"

Doors to front and rear, power and light and door to:

W.C.

Low level W.C.

FIRST FLOOR LANDING

Hatch to loft.

BEDROOM 1

9'3" x 11'1"

Measurement excludes built in storage cupboard. Radiator and uPVC double glazed window to front with views towards the countryside,

BEDROOM 2

11'2" x 9'5"

Radiator, uPVC double glazed window to rear with views towards countryside and built in wardrobe housing Worcester combi boiler.

BEDROOM 3

11'6" x 8'3" max

Radiator and uPVC double glazed window to the front with views towards countryside.

SHOWER ROOM

Modern white suite comprising vanity unit with concealed system W.C, vanity wash hand basin with mixer tap and cupboards below, large shower cubicle with twin heads, heated towel rail, uPVC double glazed window to side and rear, extractor fan.

OUTSIDE**FRONT**

Gate to front garden and mainly laid to gravel with shrubs and a path to the front door and door to side lean to.

REAR

The rear garden is a real feature of the property and is laid to lawn with raised beds to one side, vegetable cage, path and gate to the rear leading to a footpath, plinth with gravel and bounded by panel fencing.

WORKSHOP

13'11" x 14'2"

An impressive space with power & light, built in shelving and work bench.

General Notes:

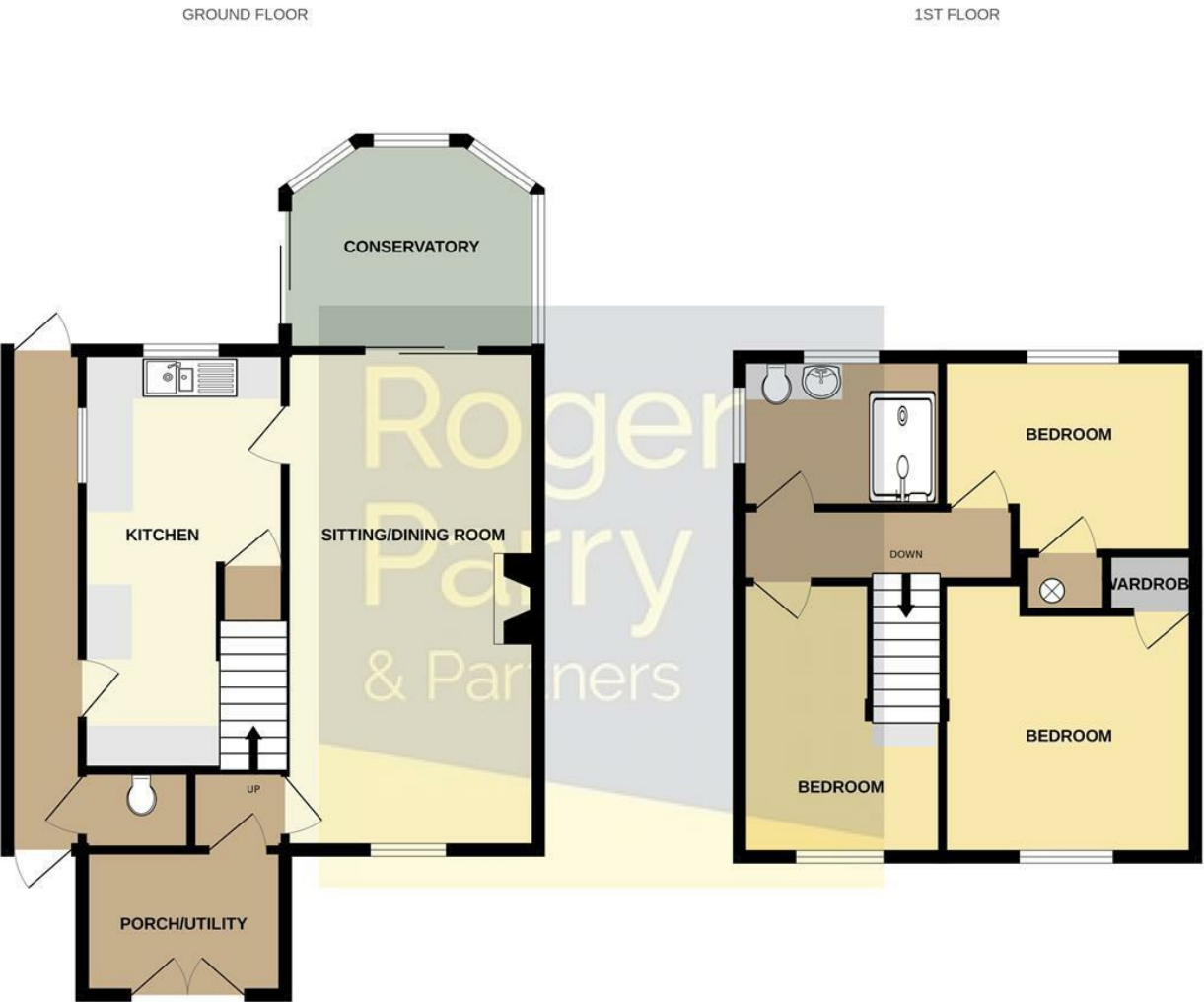
Tenure - We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

Services - We are advised that mains gas, water, electricity, and drainage are connected.

Council tax banding - As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

EPC Rating - C

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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General Services:

Local Authority: Powys County Council

Council Tax Band: C

EPC Rating: C

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 on the left hand side 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.