





Cae Du, Carno, Powys, SY17 5LE
£495,000

A much improved 4 bedroom detached house situated on the roadside in Carno with double garage, countryside views and a useful commercial area currently used as a hairdressing salon and shop. Gardens with a detached outbuilding and a hobby room with separate entrance.



ENTRANCE

With uPVC front door to:

ENTRANCE PORCH

Tiled floor, uPVC double glazed window and door to:

SITTING/DINING ROOM

Wood effect flooring, 2 uPVC double glazed windows to the front aspect, fireplace with wooden beam and inset log burner with cupboards and shelving to the sides, 2 radiators and doorway to:

KITCHEN/BREAKFAST ROOM

Newly fitted with a range of base cupboards and drawers with work surfaces over, display shelving, butler style sink with mixer tap, part tiled splashbacks, wood panelling and splashbacks, wall mounted central heating boiler, plumbing and space for dishwasher, space for under counter fridge, further appliance space, radiator, recess for range style cooker with tiled surround, wood effect flooring, uPVC double glazed window to the rear with views towards open countryside. Doors to the cellar, salon and:

SHOWER ROOM

Low level W.C., wall mounted wash hand basin with tiled splash back, fully tiled shower cubicle with Triton electric shower, heated towel rail, wood effect flooring and uPVC double glazed window to the side.

CELLAR/UTILITY

Steps lead down to a useful storage/utility area with a washing machine and tumble dryer, tiled floor, shelving and a uPVC double glazed window to the rear.

SALON

Currently used as a hairdressing salon but has previously been used as the village post office. (Liable for small business rates which we are advised is currently zero) Having a hair wash basin, wood effect flooring, uPVC double glazed window and door to the road, double doors to:

DISPLAY AREA

Currently used as a shop. Wood effect flooring and a uPVC double glazed window to the road and door to the front.

FIRST FLOOR LANDING

Hatch to loft with ladder and power and light.

BEDROOM 1

Radiator and uPVC double glazed window to the side aspect. Doorway to:

DRESSING ROOM

With sloping ceiling and uPVC double glazed window to the rear aspect.

BEDROOM 2

Radiator, uPVC double glazed window to the front aspect and 2 built in double wardrobes.

BEDROOM 3

Radiator and uPVC double glazed window to the front aspect.

BEDROOM 4

Radiator and uPVC double glazed window to the side aspect with views towards open countryside and open fronted storage cupboard.

BATHROOM

Steps down to the re fitted bathroom with freestanding roll top bath with mixer tap and shower attachment, vanity unit with W.C. and wash hand basin with mixer tap and cupboards below, wood panelling, exposed brickwork, useful seat with storage under, heated towel rail and uPVC double glazed window to the rear aspect.

OUTSIDE**HOBBY ROOM/WORKSHOP**

Approached from the driveway and having a uPVC double glazed window to the front, wood panelling and a composite door and side screen to the front.

FRONT

Double gates lead to:

SIDE AND REAR

Gravel parking and turning area leading to the double garage. Area laid to lawn with a gate and path to the further lawned garden with a selection of fruit tress and enjoying views towards open countryside. Hedge and fence to boundary. Outside tap and socket. Gate to front roadside. Decked seating area leading to the kitchen.

DOUBLE GARAGE

With twin up and over doors, door and window to the side and power and light.

OUTBUILDINGS

There is a detached shed and store with power and light.

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, gas, water and drainage services are connected. Gas central heating. Solar panels. We understand the Broadband Download Speed is: Standard 18 Mbps & Superfast 62 Mbps. Mobile Service: Good outdoor and in -home. We understand the Flood risk from Rivers and Sea is: Very Low. Flooding from surface water and small watercourses is low risk. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is E. 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.

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.

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



Local Authority: Powys County Council

Council Tax Band: E

EPC Rating: C

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. Go past the Spar on your right hand side and the property can be found immediately on the right 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.