





Pen Y Bont, Cefn Coch, Welshpool, SY21 0AH
£350,000

A spacious 3 double bedroom, 2 reception detached house with bathroom and en suite which is situated by the side of the River Rhiw in the quiet hamlet of Cefn Coch. There is a downstairs study which could be used as a 4th bedroom. Located in a quiet and peaceful rural location but within easy access of both Newtown and Welshpool which offer a variety of shops, cafes and amenities including primary & high schools and railway station.
NO ONWARD CHAIN.



DESCRIPTION

The house is tucked away in a small hamlet containing only five properties, amidst a verdant landscape that is quiet and peaceful. Nature lovers will love this location, with the mature trees, river frontage; a haven for birds and wildlife.

The nearest shops are a 15 minute drive away in Llanfair Careinion which hosts a number of shops, Post Office, GP practice, dentist, petrol station, library, sports centre and a village hall which hosts community and social events. There is a public bus service a few minutes level walk away, and a school bus. In the other direction, the nearest village is Adfa. There is a good range of shops and facilities in both nearby Welshpool and Newtown.

ENTRANCE PORCH

Wood and glazed front door, tiled floor, double glazed window and wood and glazed door to:

ENTRANCE HALLWAY

Tiled floor, exposed beams and radiator.

STUDY/BEDROOM 4

Double glazed window, oak flooring, exposed beams and radiator.

INNER HALLWAY

Staircase to first floor, oak flooring, radiator and exposed beams.

CLOAKROOM

White suite comprising vanity wash hand basin with mixer tap and cupboards below, low level WC., double glazed window, radiator, tiled floor and exposed beams.

SITTING ROOM

Cast iron fire surround with slate hearth to one end of the room and inset, log burner set in inglenook fireplace with tiled hearth and oak mantelpiece. to the other end. 2 radiators, oak flooring. 2 double glazed sash windows to the front elevation. 2 display recesses with lights and exposed beams. Wooden front door.

KITCHEN/DINING ROOM

Fitted with a range of oak fronted wall and base units, end display shelving and laminate roll top work surfaces. Range Master five ring and dual oven cooker with extractor canopy over. 1½ bowl stainless sink with mixer tap, part tiled walls, double glazed windows to the side and rear elevation, double glazed door to the side elevation leading onto decked seating area overlooking the river. Tiled floor, plumbing and space for washing machine and dishwasher, further appliance space, exposed beams, central island and radiator.

FIRST FLOOR LANDING

Radiator and hatch to good sized part boarded loft which has the potential to be converted - subject to the usual permissions. There is a loft ladder and power and light.

BEDROOM 1

With 4 double glazed sash windows, two to the rear elevation and one to each side. 2 central heating radiators. Enjoying views over the river to the side elevation. Door to:

EN SUITE SHOWER ROOM

Vanity wash hand basin with mixer tap and cupboards and drawer below and mirror with lights above, low level WC, radiator, walk in electric shower, extractor fan, wall mounted electric heater and double glazed sash window to the side elevation

BEDROOM 2

Double glazed sash windows to the front and side elevations and 2 radiators. Enjoying views over the river to the side elevation.

BEDROOM 3

(Currently used as a sitting room). Double glazed sash window to the front elevation and radiator.

BATHROOM

Fitted with a white suite comprising low level WC, vanity wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, part tiled walls, radiator and double glazed window.

OUTSIDE

Gate leads to generous gravel parking area.

GARDENS

Attractive gardens abutting the River Rhiw. Decked entertainment area and areas of lawn enjoying views over the River. Good sized garden shed. Outside tap.

To the front of the property there is a gate and path to the road and laid to gravel.

BOILER ROOM

Worcester oil fired boiler and water tank. Useful storage space.

COVERED PORCH

With tiled floor and power.

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 is connected. Borehole. Sewage treatment plant. Oil central heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Available. . Mobile Service: Limited

FLOOD RISK: Flooding from rivers: Low Risk. Flooding from the sea: Very Low Risk. Flooding from surface water and small watercourses: Risk greater than 3.3% chance each year. The owners have advised us that the property has never flooded during their ownership.

COUNCIL TAX BANDING

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

SURVEYS

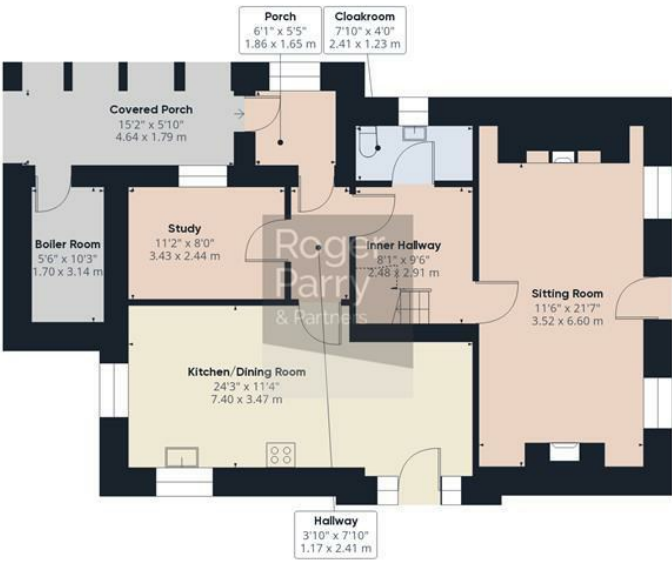
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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

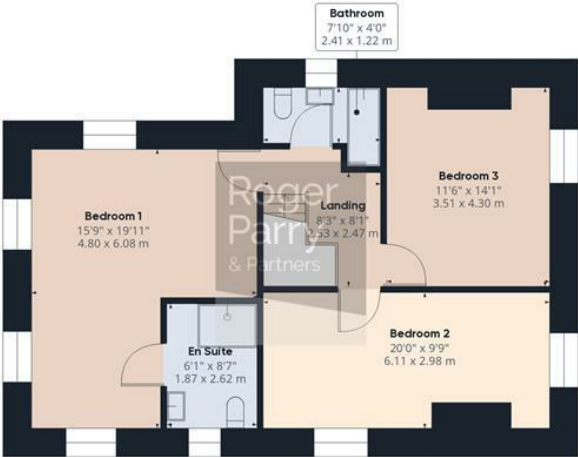
AGENTS NOTE

The bridge owned by PCC (Powys County Council) adjacent to the property is being reconstructed. The disrepair of the bridge only affected the property's gardens by the bridge which PCC have committed to restoring. This should be completed by end of September 2025.

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



Ground floor



Floor 2



Approximate total area⁽¹⁾

1665.82 ft²

154.76 m²

Reduced headroom

13.02 ft²

1.21 m²

(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: E

EPC Rating: D

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:

Proceed out of Welshpool on the A458 to Llanfair Caereinion, turn left onto Bridge street and continue up the hill and follow the road around to the right hand side. Turn left into Watergate Street (sign posted New Mills, Newtown, Cefn Coch, B4389) Turn Right to Watergate street sign posted Cefn Coch and Carno. Continue into Cefn Coch, turn left at the Cefn Coch Inn, keep right and continue past the saw mill, turn right and follow the Carmel sign. At the next junction bear left following the sign to Carmel. The property will be just before the river on the 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 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.