





## 20 Heol Powis, Gungrog Hill, Welshpool, SY21 7TP £275.000

An extended 4 bedroom family home with views towards countryside to the front. The garage has been converted to provide a useful reception room, there is also a utility room and shower room downstairs. Enclosed rear garden, car port and driveway. NO ONWARD CHAIN.



**ENTRANCE**

Composite front door and side screen to:

**ENTRANCE HALL**

Radiator and doors to sitting room and:

**CLOAKROOM**

With low level W.C., corner wash hand basin, fully tiled walls and uPVC double glazed window to the front aspect.

**SITTING ROOM**

Tiled fireplace with open grate, coving, 2 radiators, staircase to the first floor, door to living room, uPVC double glazed window to the front with views towards countryside and archway to dining room.

**LIVING ROOM**

Dual aspect with a uPVC double glazed window to the side and a uPVC double glazed window to the front with views towards countryside and a radiator.

**DINING ROOM**

Radiator, coving, uPVC double glazed door and side screen to the rear garden (installed 2025) and door to:

**KITCHEN/BREAKFAST ROOM**

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, stainless steel sink under a uPVC double glazed window overlooking the rear gardens, part tiled walls, integrated double oven and 4 ring gas hob, further appliance space, coving, radiator, gas central heating boiler and door to;

**UTILITY ROOM**

Base cupboard and drawer, eye level cupboards, plumbing and space for washing machine and door to:

**SHOWER ROOM**

Newly fitted with a fully tiled shower cubicle, pedestal wash hand basin, wall mounted heater, extractor fan and uPVC double glazed window to the rear.

**FIRST FLOOR LANDING**

Hatch to loft and airing cupboard with tank and slatted shelving.

**BEDROOM 1**

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

**BEDROOM 2**

Radiator, built in cupboard and uPVC double glazed window overlooking woodland to the rear.

**BEDROOM 3**

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

**BEDROOM 4**

Radiator and uPVC double glazed window overlooking woodland to the rear.

**BATHROOM**

Pedestal wash hand basin, low level W.C. and panel bath with Triton electric shower over, fully tiled walls, radiator, corner cupboard and uPVC double glazed window to the rear.

**OUTSIDE****FRONT**

Sloping driveway providing off road parking which leads to the carport. Laid to lawn with flower and shrub beds.

**REAR**

Patio entertainment area with steps leading up to the sloped lawn with flower and shrubs beds. Bounded by hedging with a gate leading to the rear.

**SIDE**

Laid to lawn with flower and shrub beds and an apple tree. To the other side of the house there is a brock built shed with power and light.

**GENERAL NOTES****SERVICES**

We are advised that there is mains electric, water and drainage. Gas central heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 13 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good

FLOOD RISK: Flooding from rivers: Very Low Risk. Flooding from the sea: Very Low Risk.

Flooding from surface water and small watercourses: Very Low Risk.

**COUNCIL TAX BANDING**

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

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.

**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.

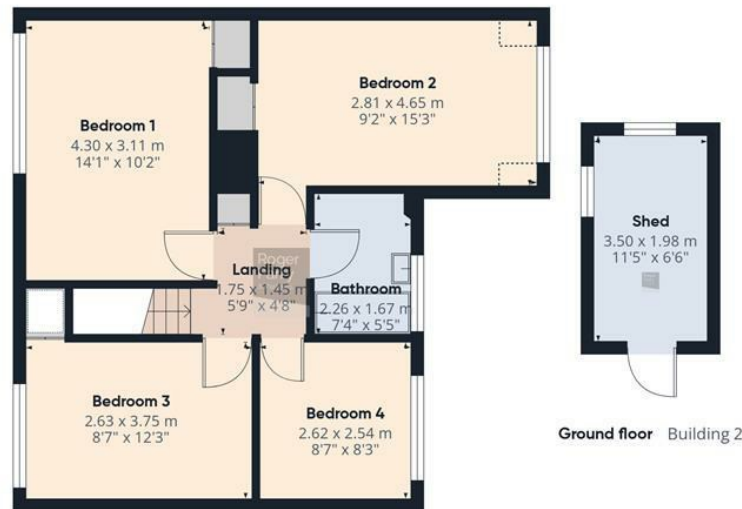
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing, surveys and financial services and we may receive fees from them.

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



Ground floor Building 1



Floor 1 Building 1



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

132.2 m<sup>2</sup>  
1422 ft<sup>2</sup>

Reduced headroom

1.7 m<sup>2</sup>  
18 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Local Authority:** Powys County Council

**EPC Rating:**

**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 Salop Road passing the Petrol station on your right, turn left onto Gungrog Hill and continue up the hill where the property will be found on the left 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.