

Roger Parry & Partners

3 Trem Hirnant, Manafon, Welshpool, SY21 8BX





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£295,000

This 4 bedroom detached house is in need of updating and is offered with no onward chain. Having 3 receptions, utility, cloakroom, family bathroom and en suite. With double garage, driveway and gardens to side and rear with views across countryside behind. NO ONWARD CHAIN.













ENTRANCE PORCH
Tiled floor, wood and glazed front door and windows. Door to:

ENTRANCE HALL
Tiled floor, window, staircase to first floor with cupboard under, hatch to loft and radiator.

SITTING ROOM
Dual aspect with window to front and patio doors to the rear, 2 radiators and fireplace with inset fire.

DINING ROOM
Wood effect flooring, radiator and window to side.

STUDY
Radiator, tiled floor and window to front.

KITCHEN/BREAKFAST ROOM
Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, one and a half bowl sink with mixer tap, part tiled walls, space for cooker, hob, space for dishwasher, breakfast bar, radiator, tiled floor, window to side and rear with views towards countryside.
Doorway to:

UTILITY ROOM
Tiled floor, radiator, plumbing and space for washing machine, further appliance space and door to Rear.

FIRST FLOOR LANDING
Window to front, radiator, built in airing cupboard and hatch to loft.

BEDROOM 1
Two double built in wardrobes, radiator, window and door to:

EN SUITE SHOWER ROOM
Low level W.C, pedestal wash hand basin, shower cubicle, radiator, part tiled walls and window to front.

BEDROOM 2
Built in double wardrobe, radiator and window with views towards countryside.

BEDROOM 3
Built in double wardrobe, radiator and window with countryside views.

BEDROOM 4
Radiator and high window with countryside views.

BATHROOM
Panel bath with mixer tap and shower attachment low level W.C, bidet, pedestal wash hand basin, radiator, part tiled walls and window.

OUTSIDE

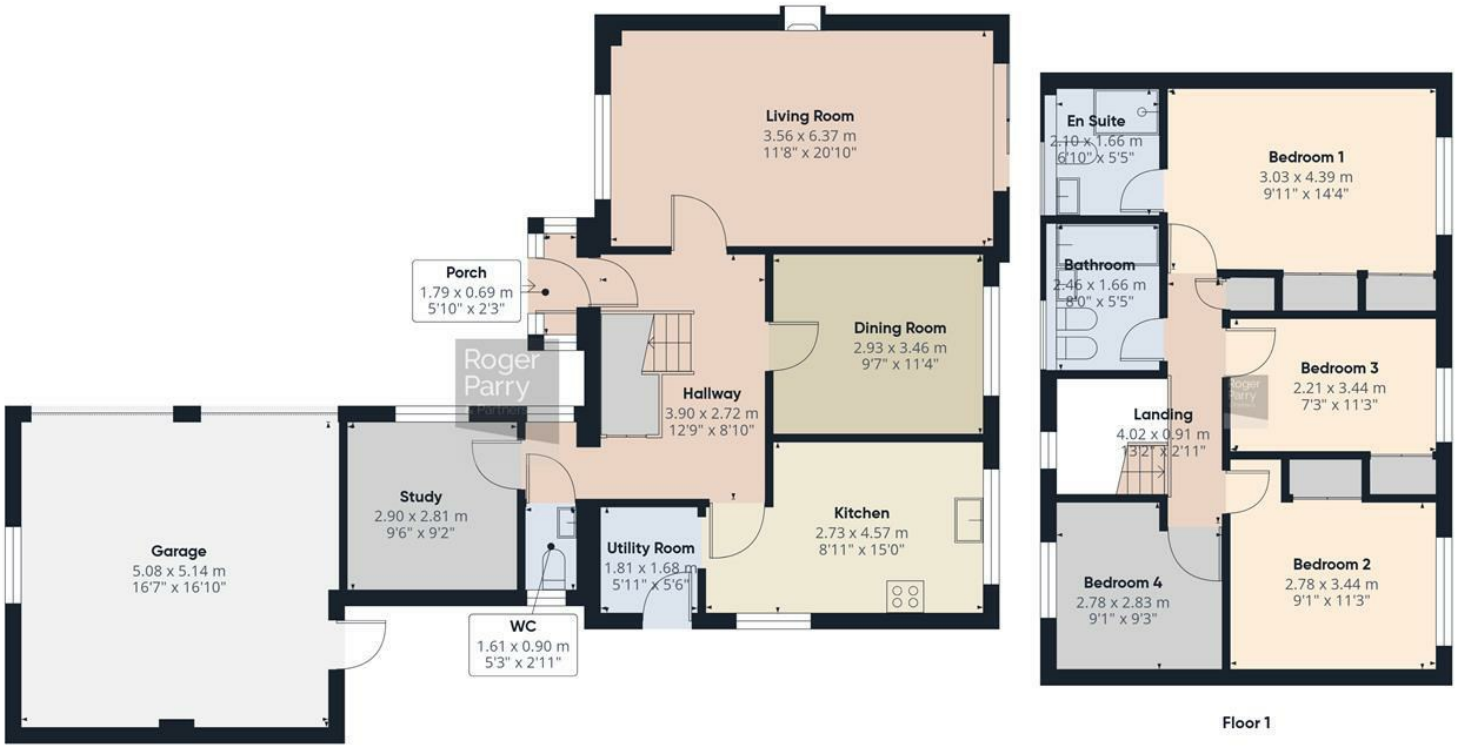
FRONT
Laid to lawn with path to front door.

SIDE AND REAR
Overgrown with fence to boundary and path to garage. Views across countryside to the rear.

GARAGE
Twin up and over doors, window and door to side, wall mounted central heating boiler, loft storage, 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 there is mains electric, private drainage shared with the 7 houses in the close and pumped to the main drains (maintenance approx £250 - £300 pa) and mains water. Oil central heating. We would recommend this is verified during pre-contract enquiries.
We understand the Broadband Download Speed is: Standard 5 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good outdoors and in home. We understand the Flood risk is: Flooding from rivers- Risk between 1% and 3.3% chance each year. Flooding from the sea-Very Low Risk. Flooding from surface water and small watercourses-Risk between 1% and 3.3% chance each year. We would recommend this is verified during pre-contract enquiries.
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 AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.
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)



Approximate total area(1)

153.6 m²

1653 ft²

(1) Excluding balconies and terraces

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
Council Tax Band: F
EPC Rating: D
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:

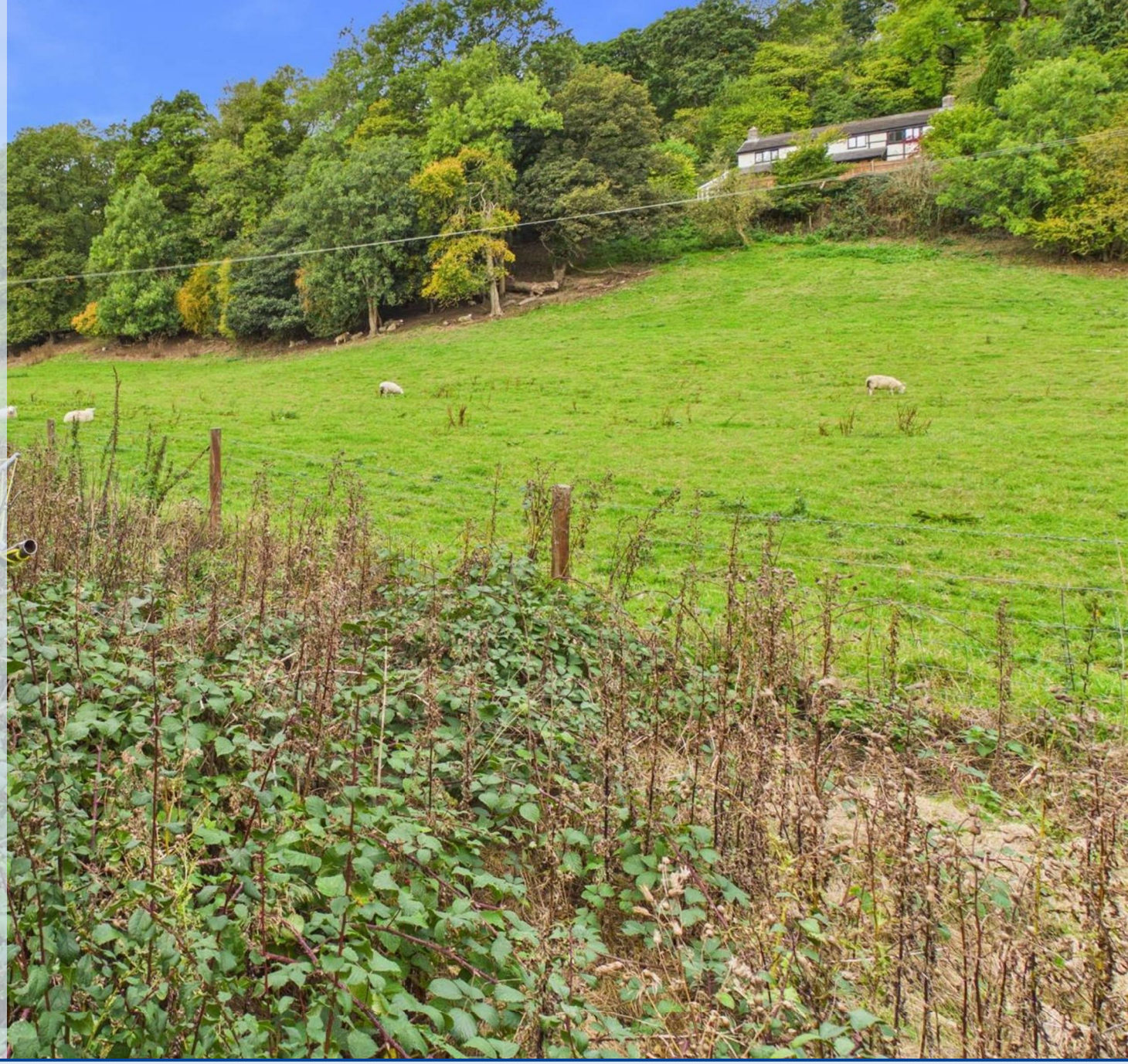
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Viewing arrangements

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 t o 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 s hould 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 b een 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.