





**11 Caerhowel Meadows, Caerhowel, Montgomery, SY15 6JF
Offers In The Region Of £269,995**

A well presented 3 bedroom detached house with garage, driveway and well stocked gardens to the front and rear. Situated on a small development in this popular hamlet about 2 miles from Montgomery and about 7 miles from Welshpool. Viewings recommended.



ENTRANCE CANOPY

Composite front door to:

ENTRANCE HALLWAY

Radiator, tiled floor, staircase to the first floor with storage cupboard under and doors to the sitting room and:

UTILITY ROOM/CLOAKROOM

With low level W.C. and fitted with base cupboards with work surfaces over, eye level cupboards, stainless steel circular sink with mixer tap, part tiled walls, plumbing and space for washing machine, wall mounted central heating boiler and a uPVC double glazed window to the front aspect.

SITTING/DINING ROOM

A triple aspect room with uPVC double glazed windows to the front and side aspect and patio doors to the gardens. Two modern ladder style radiators and folding wood and glazed doors to:

KITCHEN

Modern fitted kitchen with base cupboards and drawers with work surfaces over, eye level cupboards, pull out tall ladder cupboard, display shelving, 1 1/2 bowl sink with mixer tap under a uPVC double glazed window overlooking the rear gardens, part tiled walls, integrated oven and microwave with cupboards above and below, induction hob with extractor fan over, under counter fridge and tall freezer, space for slimline dishwasher, central island with cupboards below.

FIRST FLOOR LANDING

Feature double height uPVC double glazed window to the front aspect and hatch to the loft.

BEDROOM 1

Built in wardrobe with hanging and shelf space, radiator and 2 uPVC double glazed windows overlooking the rear gardens.

BEDROOM 2

Radiator and a uPVC double glazed window to the front aspect.

BEDROOM 3

Range of built in furniture comprising double mirror fronted wardrobe, display shelving and a dressing table with cupboards and drawers below. Radiator and a uPVC double glazed window overlooking the rear gardens.

SHOWER ROOM

With low level W.C., vanity wash hand basin with mixer tap and cupboards and drawers below, corner shower cubicle with Mira electric shower, fully tiled walls, extractor fan, heated towel rail, tiled floor, airing cupboard with tank and slatted shelving and a uPVC double glazed window to the front aspect.

OUTSIDE**FRONT**

Well laid out front garden with an area of lawn and an arch leading to a further area of garden with gravel and well stocked flower and shrub beds with a pergola and bounded by fencing.

SIDES

Gate and path to the front door and a further gate leads to a patio area with bin storage area, door to the garage and a gate leading to the greenhouse and the oil tank. To the other side of the house it is paved with fencing with wall planters and a gate leading to the front of the property.

REAR

The rear gardens are a feature of the property and have well stocked raised flower and shrub beds, a raised pond, a covered patio entertainment area and a further area of gravel. Outside tap and socket.

GARAGE/WORKSHOP

Up and over door, power and light, base cupboards and drawers with work surface over, shelving and eye level cupboards. Personal door to the rear.

DRIVEWAY

Generous driveway with turning space.

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, water and drainage. Oil central heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 3 Mbps & Superfast 76 Mbps. Mobile Service: Limited

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 enquires.

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 and financial services.

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



General Services:

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:

From the Welshpool take the A483 south for 6 miles, turning left opposite the Nags Head pub towards Montgomery. Continue for about 1 mile turning left immediately before the railway bridge, take the first left into Caerhowel Meadows then bearing right into the cul de sac the property will be found 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.