



Roger
Parry
& Partners

Ty Coch Cefn, Buttington, Powys, SY21 8SZ



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Offers In The Region Of £315,000

This impressive extended four bedroom detached family home is situated on the A458 at the edge of the popular village of Trewern offering good road links. The accommodation comprises a living room with log burner, kitchen/dining room, utility room and cloakroom, generous gardens, double garage and two carports. Internal viewing is highly recommended. NO ONWARD CHAIN.



DESCRIPTION

Ty Coch is a extended character property with 4 bedrooms, bathroom with double ended bath and a separate walk in shower, living room with wood burner, kitchen breakfast room, utility room and cloakroom. The property retains mainly original features and offers spacious family living. The outside space boasts a double garage and 2 carports aswell as a generous lawned garden and a secluded patio entertainment area.

Composite front door to:

ENTRANCE PORCH

With wooden door to:

LIVING ROOM

23'4" x 14'2" (7.10 x 4.32)

With 2 uPVC double glazed windows to the front aspect and a uPVC double glazed window to the side, feature brick fireplace with inset log burner and a further brick fireplace, 2 radiators, exposed beams, wood effect flooring, staircase to the first floor and door to:

HALLWAY

Tiled floor, opening to the kitchen, wood and glazed door to the side and door to:

UTILITY ROOM

6'7" x 5'5" (2.00 x 1.66)

Floor standing Worcester oil fired boiler, plumbing and space for washing machine, further appliance space, circular stainless steel sink with mixer tap with cupboards below, wall mounted cupboards, tiled floor and door to:

CLOAKROOM

White suite comprising low level W.C. , pedestal wash hand basin with mixer tap and tiled splash back, tiled floor, radiator, extractor fan and a uPVC double glazed window to the rear aspect.

KITCHEN/DINING ROOM

15'1" x 13'0" (4.60 x 3.96)

Fitted with a range of wood fronted base cupboards and drawers with work surfaces over, matching eye level cupboards with lighting under, glass fronted display cupboards, display shelving, one and a half bowl stainless steel sink with mixer tap under a uPVC double glazed window to the rear aspect, plumbing and space for dishwasher, plumbing and space for fridge/freezer, space for range style cooker with splashback and extractor hood over, radiator, high level uPVC double glazed widow to the side and uPVC double glazed French doors to the rear patio.

FIRST FLOOR LANDING

Hatch to loft and built in cupboard with shelving.

BEDROOM ONE

14'7" x 10'5" (4.44 x 3.17)

Dual aspect with uPVC double glazed windows to the front and side aspect, radiator and walk-in cupboard with hanging and shelf space.

BEDROOM TWO

9'4" x 6'9" (2.84 x 2.06)

Dual aspect with uPVC double glazed windows to side and rear with views toward open countryside and a radiator.

BEDROOM THREE

9'5" x 7'11" (2.86 x 2.42)

Dual aspect with uPVC double glazed windows to the rear with views toward open countryside and a radiator.

BEDROOM FOUR/STUDY

10'9" x 9'4" (3.27 x 2.84)

Radiator, exposed wooden floorboards, built in units and a uPVC double glazed window to the front aspect with views towards open countryside..

BATHROOM

12'7" x 6'7" (3.84 x 2.00)

Suite comprising double ended bath with mixer tap and separate shower attachment, low level W.C., pedestal wash hand basin, walk in shower cubicle with a Triton electric shower, built in cupboards, radiator, tiled floor, extractor fan and a uPVC double glazed window to the rear aspect.

OUTSIDE**GARDENS**

To the front of the property it is laid to gravel with raised flower and shrub beds, gate and path to the front door and bounded by fence and hedging. To there rear of the property there is a private patio area with raised flower and shrub beds perfect to relax on a summers evening. To the side there is a log store. Outside light and tap. A five bar gate leads to the driveway which provides parking and turning space. To the side of the property there is an area laid to lawn with flower and shrub borders and a greenhouse.

GARAGE

The garage is currently divided and has a UTILITY AREA - 8'2" x 8'8" (2.51m x 2.66m) uPVC door to the front, wall mounted cupboards, power and light, door to main garage and doorway to: WORKSHOP - 9' x 8'6" (2.76m x 2.6m) Wall mounted cupboards and shelving, power and light and uPVC double glazed window to the carport. GARAGE - 9'8" X 18'3" (2.97M X 5.57M) Wooden double doors to front, composite door to the side, built in cupboards, drawers, work surfaces and power and light.

CARPORT ONE

18'4" x 12'0" (5.58 x 3.66)

CARPORT TWO

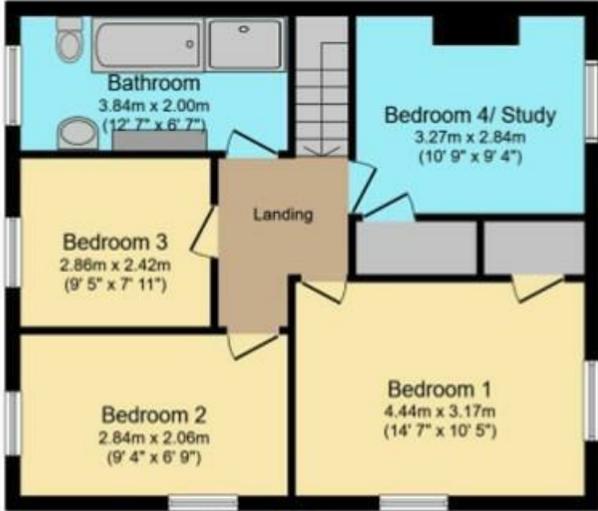
14'7" x 15'6" (4.44 x 4.73)

Adjacent to the house with pitched roof.

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



Ground Floor



First Floor

Total floor area 119.6 sq.m. (1,287 sq.ft.) approx

Local Authority: Powys County Council

Council Tax Band: D

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 Welshpool, proceed north on the by-pass to the Buttington Cross roundabout, taking the third exit - A458 signposted Shrewsbury . Proceed to the village of Trewern and 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.