





Plot 8 Maple Walk, Pont Robert, Meifod, SY22 6JB
£400,000

Open Days: Saturday 10th & 24th January & Saturday 7th February, 10:00am – 2:00pm.
Please call the office to book.

Maple Walk is a small development of just 9 detached bungalows offering a choice of sizes, with all having three bedrooms and a single or double garage. The development is located on the edge of this popular rural community surrounded by farmland, rivers and miles of walking opportunities with diverse wildlife, from red kites to otters.

Please note: photographs are of a similar plot on another development and are for illustrative purposes only.

Incentive: Primesave will pay the standard Land Transaction Tax (LTT).

Estimated completion: Summer 2026.



The Chestnut is a three-bedroom detached bungalow with a stunning conservatory. The accommodation comprises: reception hall, lounge, dining room, kitchen, utility room, conservatory, bedroom one with en-suite, two further bedrooms, and main bathroom.

Chestnut style is a 3-bedroom detached bungalow with a stunning conservatory. Accommodation comprises of: Reception hall, lounge, dining room, kitchen, utility room, conservatory bedroom 1 with en-suite, 2 further bedrooms, main bathroom.

EPC: Not assessed but estimated B

Council Tax: Not assessed but estimated band F

EV charging: 7KW untethered point as standard (No alternative options are available).

Reservation terms: Reservations can be agreed with buyers able to proceed to exchange on contracts within 4 - 6 weeks from receipt of the full legal sales pack, this includes all the information need by your solicitor to give you the appropriate advice. Reservation fee: £1,000

NOTICE: This information has been prepared from the plans supplied. The room measurements shown on the floor plan are calculated from the plans and may be subject to change during the property construction. Primesave Properties Limited reserve the right to amend plans and specification at their discretion and without prior notice. Completion dates, where given, are subject to operational effects and are therefore intended as a guide only, delays can occur outside the control of the developer's and they will not be held liable for any inconvenience or cost this may incur. The image shows an artist's impression of the house type, the actual elevation appearance on this plot may vary.

NOTE: Internal photos are of a similar plot on a previous development.

Warranty: 10-year Build Zone new build warranty.

Standard Specification

Specifications may be amended at any time and without notice and are subject to availability at the time of delivery. All buyer's choices are subject to build stage and availability.

External

Bricks, Elevation Treatments and Roof Tiles: As specified in the approved planning permission. The chimney pot, if fitted, is a dummy.

Entrance and exit doors: Security doors with locks to current standards, grey in colour as specified in the approved planning permission.

Windows: Double glazed with low maintenance frames to current standards, grey in colour, materials, design and location will be specified in the approved planning permission.

Conservatory: Approximately 3.5m x 3.5m with lower wall in brick and block. Double glazed windows doors and roof with uPVC frames. Central heating radiator, lights and sockets.

Outside lights: One by entrance door, one on rear elevation.

Pathways & Patios: Paved with grey concrete slabs.

Front Garden: Turf.

Rear Garden: Topsoil.

Fencing: 1.5m high close boarded fencing to side rear boundaries. 1.5m high close boarded fence with

gate between front and rear garden. Fencing to rear will be as specified in planning permission.

Garage: Electric vehicle door, exit door to side, light point, double power socket.

Internal

Decoration: Walls and ceilings finished in Rock Salt Matt Emulsion, doors and woodwork finished in Rock Salt Silk Gloss.

Interior doors: Painted with vertical plank finish. Contemporary brushed chrome door furniture.

Light switches and sockets: Brushed stainless steel.

TV Points: Lounge, dining room and bedroom 1.

Broadband: BT Fibre to house.

Kitchen: Choice from the available Konzept range by Symphony Kitchens (Alta, Woodbury, Urban, Plaza, Hacienda, Medford or Virginia) with quartz work surfaces. Choice of tiled splash backs or quartz upstand. Stainless steel 1 ½ bowl sink with mixer tap.

Utility Room: Kitchen: Units as kitchen with 40mm laminate worksurface. Choice of tiled splash backs or upstand. Stainless steel single bowl sink with mixer tap.

Appliances: Built in eye level double oven and microwave, 4 ring electric hob, cooker hood, dishwasher and fridge / freezer. (Appliance brands determined by availability at supply). Space and plumbing for washing machine and tumble dryer in utility room.

Main bathroom: Bath with shower above and glass screen. Basin in wash unit with mixer tap, WC, shaver socket, choice of wall tiles to shower and splash backs, chrome electric heated towel rail.

Bedroom 1 en-suite: Basin in wash unit with mixer tap, WC, shaver socket, choice of wall tiles to shower and splash backs, shower with screen and twin head rainfall mains pressure shower, shower screen, chrome electric heated towel rail.

Wardrobes: Bedrooms 1, 2 & 3 – built-in with sliding mirror doors.

Central Heating: Daikin Altherma monobloc air source heat pump with pre-plumbed hot water cylinder and triple core central heating radiators. Individual radiator thermostats and dual zone heating control. Please note alternative heating systems are not available.

Lighting: LED downlights in kitchen, utility room, bathroom and en-suite, single pendant fittings in remaining rooms.

Warranty: 10-year Build-Zone insurance backed New Build Warranty.

Optional Extras

Primesave will quote for optional extra on request. Please note Primesave cannot make structural alterations, remove or move internal walls, amend kitchen or bathroom layouts, add extensions / conservatories, change window positions or sizes, or change the external appearance of the property, as these matters have already been determined within the approved detailed planning permission and agreed with Building Control. Optional extras are subject to the build stage and to the availability of materials and workforce. Full pre-payment is required. Optional extras are considered a separate consumer contract sitting outside the legal contract to purchase. Refunds are not made if you decide not to complete the purchase or if a reservation is terminated by either party. This information was correct at the time of publication and we reserve the right to amend prices and specifications as required. Issued June 2025. V2. Please note: Specifications may be amended at any time and without notice and are subject to availability at the time of delivery. All buyer's choices are subject to build stage and availability.

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

Primesave - Chestnut Detached Bungalow - Kitchen to right

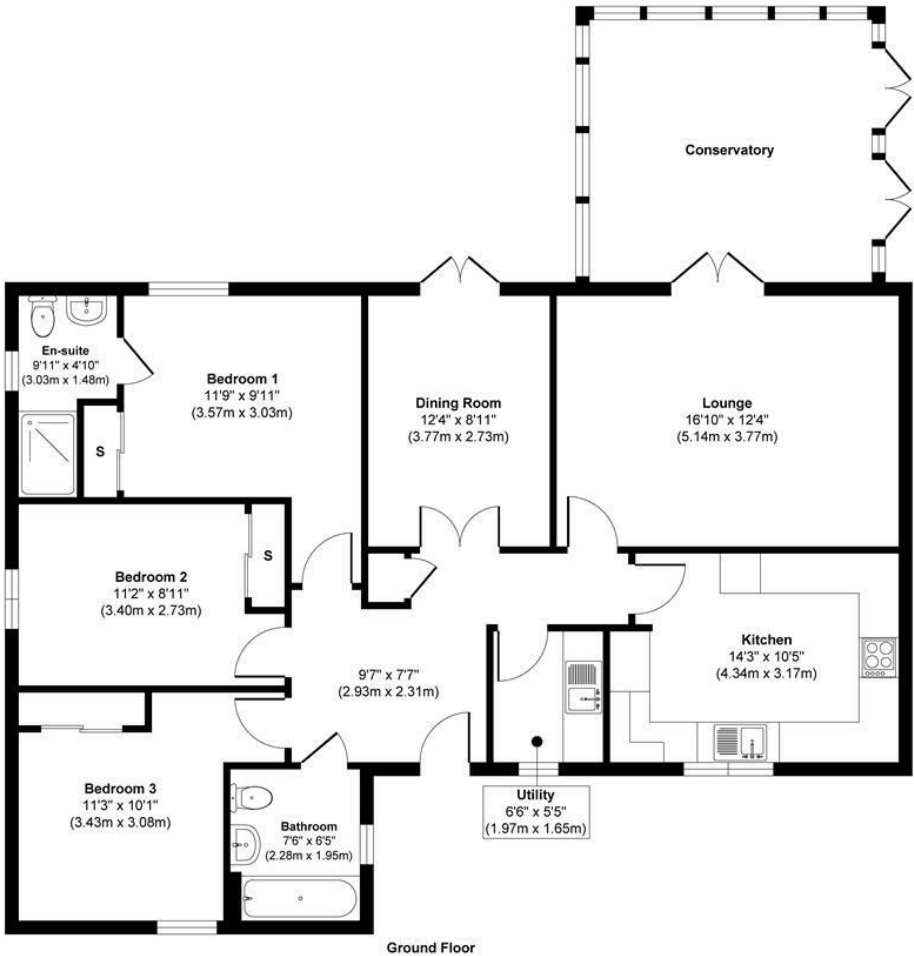


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

General Services:

Native tree planting

Local Authority:

Council Tax Band: Exempt

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:

what3words - count.awaited.skillet

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

**Roger
Parry
& Partners**

Shrub Planting List Mix of			
EF	Eutonymus fortunei 'emerald gold'	15-20	4/m ²
Ha	Hypericum androsaemum	40-60	4/m ²
Lpi	Lonicera pileata 'roughall green'	20-30	4/m ²
Ma	Malva sylvestris 'apple pie'	20-30	4/m ²
Sr	Salix repens	20-30	4/m ²

Hedge Planting List
Native hedging mix - whips 60 to 80cm high
5 per metre double row

50% Hawthorn Crataegus monogyna
10% Hazel Corylus avellana
10% Guelder Rose Viburnum opulus
10% Dog Rose Rosa canina
10% Bird Cherry Prunus padus



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revision	description	date
A	House type A amended	27.08.20
B	Footpath widened	25.09.20
C	Highway amendments & topo	11.12.20
D	PLOTS 2, 3 & 4 amended	03.06.21
E	PLOTS amended to burgles	10.08.23
F	Service Strip revised to footpath	11.10.23
G	2.4m bandwidth note added	01.12.23
H	Plot 1 mirrored	04.01.24

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project:
Proposed residential development,
Land Adj to Pant-y-Ddafad, Pontrobert

drawing:
Proposed Block Plan

scale: 1:500 date: 14 May 2024 drawn: [signature]

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 a 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.