





**25 Swallows Meadow, Castle Caereinion, Welshpool, SY21 9DZ**  
**£240,000**

This well presented 3 bedroom semi detached house benefits from a kitchen/dining room, cloakroom, en suite shower room and bathroom. Having countryside views to the rear, garage and off road parking an early viewing is highly recommended.



**ENTRANCE CANOPY**

Composite front door to:

**ENTRANCE HALL**

Wood effect flooring, radiator and staircase to first floor with useful storage area under.

**LIVING ROOM**

Radiator, wood effect flooring and uPVC window to front aspect.

**CLOAKROOM**

Suite comprising low level W.C and pedestal wash hand basin with tiled splash back, radiator and uPVC window to front.

**KITCHEN/DINING ROOM****KITCHEN AREA**

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, one and a half bowl stainless steel sink with mixer tap under a Upvc window to the rear enjoying countryside views, built in oven and hob with extractor hood over, central heating boiler, plumbing and space for washing machine, space for tall fridge freezer, tiled floor, Composite door to the gardens and opening to:

**DINING AREA**

Radiator, wood effect flooring and uPVC window to the rear enjoying countryside views.

**FIRST FLOOR LANDING**

Radiator, hatch to loft and built in cupboard.

**BEDROOM 1**

Radiator, Upvc window to front and door to:

**EN SUITE SHOWER ROOM**

Low level W.C, pedestal wash hand basin with tiled splash back and fully tiled shower cubicle, radiator and wood effect flooring.

**BEDROOM 2**

Built in cupboard, radiator and uPVC window to rear enjoying countryside views.

**BEDROOM 3**

Deep storage recess, radiator and uPVC window to front.

**OUTSIDE****BATHROOM**

Suite comprising low level W.C, pedestal wash hand basin, panel bath with mixer tap and shower attachment, part tiled walls, heated towel rail, wood effect flooring and uPVC window to rear

**OUTSIDE****FRONT**

Laid to lawn with path to front door. Separate area of lawn by the garage.

**REAR**

Patio entertainment area and raised decking enjoying countryside views, laid to lawn, oil tank and fence to boundary.

**GARAGE**

Up and over door.

**GENERAL NOTES****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, drainage and water are connected. Oil central heating. We understand the Broadband Download Speed is: Standard 19 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good outdoor. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

**SURVEYS**

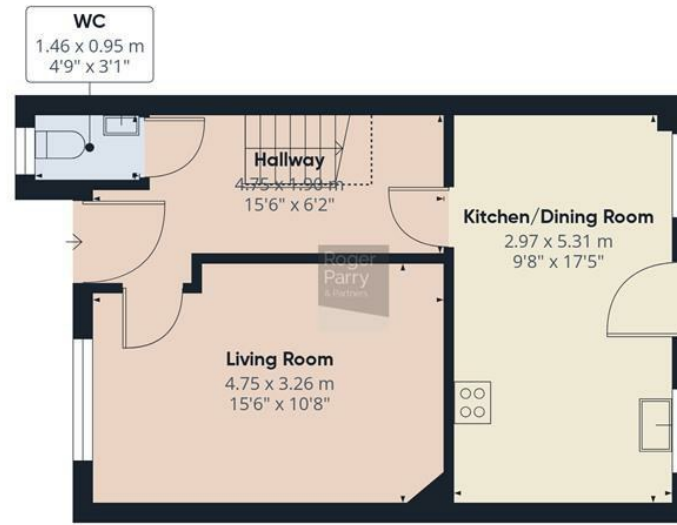
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES AND FEE DISCLAIMER**

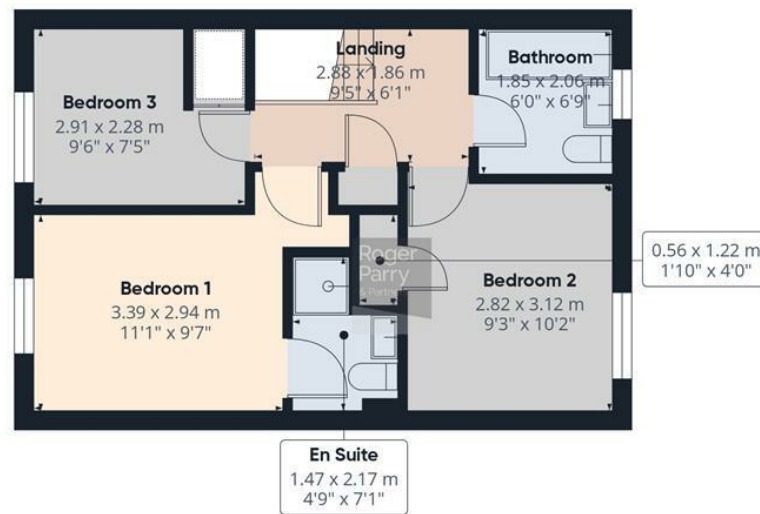
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## Floor Plan



Ground floor



### Floor 1

Approximate total area<sup>(1)</sup>77.9 m<sup>2</sup>838 ft<sup>2</sup>

Reduced headroom

1.4 m<sup>2</sup>15 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

**Council Tax Band:** C

**EPC Rating:** C

**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: ///occurs.pleaser.bronzer

**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.