





Hen Ysgoldy, Llangadfan, Welshpool, SY21 0PW

£425,000

This large 6 bedroom detached house has flexible accommodation that would suit multi generation living and has in the past been used as a B & B. Having a kitchen/breakfast room, 2 receptions, a dining room and sun room, cloakroom, shower room and ensuite. Sat on a plot of approx 1/3 acre with far reaching countryside views, useful workshop and store and car port.  
**NO ONWARD CHAIN.**





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



**ENTRANCE PORCH**

Wooden front door, wooden floor and glazed screen with door to:

**ENTRANCE HALL**

Wooden floor, staircase to first floor, exposed stone wall and doors to sitting room, living room, study and cloakroom.

**STUDY/HOBBY ROOM**

Tiled floor, radiator, 2 Upvc double glazed windows to the front and door to:

**UTILITY ROOM**

Tiled floor, Belfast sink, plumbing and space for washing machine and dishwasher.

**BOILER ROOM**

Floor standing Worcester boiler, tank, built in shelving and hanging rails and window to front.

**CLOAKROOM**

Concealed cistern W.C, vanity wash basin with mixer tap and cupboards under, heated towel rail, tiled floor, fully tiled walls and window to front.

**SITTING ROOM**

Wooden flooring, exposed beams, radiator, stone inglenook fireplace with open grate, window with far reaching countryside views. Built in storage cupboard. Double doors to the living room and French doors to:

**SUN ROOM**

Of stone and uPVC construction with radiator, tiled floor, feature stone raised plinth and enjoying far reaching countryside views. Door to the patio and garden and door to the rear of the house.

**LIVING ROOM**

Double doors to the hall, 2 radiators, feature full height ceiling and windows enjoying far reaching countryside views, exposed stone and beams, feature fireplace with open grate and double doors to:

**DINING ROOM**

Tiled floor, radiator, built in glass fronted display cupboard and window enjoying far reaching countryside views. Door to:

**KITCHEN/BREAKFAST ROOM**

Fitted with a range of base cupboards and drawers with work surfaces over, eye level cupboards, glass fronted display cupboards, breakfast bar, double bowl stainless steel sink with mixer tap, part tiled walls, tiled floor, Aga with warming plate, boiling and simmering rings and 4 ovens, further appliance space, radiator, windows to the side and to the rear, built in wooden bench seating, built in tall storage cupboards and door to side.

**FIRST FLOOR LANDING**

Radiator, walk in airing cupboard with shelving, hanging rails and heater. Windows to the side and front aspect.

**BEDROOM 1**

Dual aspect with windows enjoying far reaching countryside views. Radiator, hatch to loft and door to:

**EN SUITE BATHROOM**

Suite comprising panel bath with mixer tap, low level W.C, pedestal wash hand basin with mixer tap, fully tiled shower cubicle, radiator, window to side and fully tiled walls.

**BEDROOM**

Radiator, pedestal wash hand basin, tiled display plinths and window with far reaching countryside views.

**BEDROOM**

Radiator, pedestal wash hand basin with mirror and window with far reaching views.

**SHOWER ROOM**

White Suite comprising low level W.C, pedestal wash hand basin with mixer tap, bidet, corner shower cubicle with twin heads, 2 heated towel rails, fully tiled walls and floor and 2 windows to the front.

**BEDROOM**

Built in triple wardrobe with cupboards above, radiator, pedestal wash hand basin with mirror and window with far reaching countryside views.

**BEDROOM**

Radiator, pedestal wash hand basin with mirror and tiled display plinths and window with far reaching countryside views.

**BEDROOM**

Dual aspect with windows enjoying far reaching countryside views. Radiator, pedestal wash hand basin with tiled display plinth and hatch to loft.

**OUTSIDE**

Carport with off road parking for 2 cars with gated access to the rear. A path runs along the rear of the property to the patio area and gardens.

**WORKSHOP**

Power and light, and Upvc double glazed windows to front and rear .

**STORE**

Housing the 3 oil tanks and a useful covered storage area with light.

**GARDENS**

The property is sat on a plot extending of approximately 1/3 acre. The attractive and well

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maintained gardens are mainly laid to lawn with numerous flowers and shrubs, there is a selection of fruit trees and double gates lead to the large patio entertainment area and further parking area which makes the most of the far reaching countryside views- gates lead to the road.

#### 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 17 Mbps & Superfast 41 Mbps. Mobile Service: Good. We understand the Flood risk is: Very Low Risk. 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.



**Local Authority:** Powys County Council

**Council Tax Band:**

**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:**

Leave Welshpool on the A458 heading towards Dolgellau, pass through Llanfair Caereinion and continue through Llanerfyl onto Llangadfan. Turn left in front of The Cann Office Hotel and proceed down the hill and bear right after the bridge, continue around to the left and up the hill taking the left hand turning in front of the Church where the property can be found a short distance on the left.

What3words: collects.interests.technical

## 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 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.