





**Chalet 1 Henllan Caravan Park, Llangyniew, Welshpool, SY21 9HF
£159,950**

This well-presented three-bedroom detached chalet enjoys an elevated position with delightful views across the surrounding Welsh countryside and is situated on a popular residential park for over 50s. Benefiting from a 12-month residential occupancy, ample parking and attractive gardens, the property offers a peaceful, low-maintenance lifestyle. Conveniently located within easy reach of Welshpool for everyday amenities.



ENTRANCE

uPVC entrance door with decorative double glazed side panels, tiled flooring, floor-mounted boiler, double glazed dual-aspect windows, and further uPVC door leading to:

KITCHEN

A well-proportioned kitchen/breakfast room fitted with a range of wall and base units incorporating complementary work surfaces and tiled splashbacks. The kitchen benefits from a built-in oven, separate electric hob with extractor fan over, together with an integrated fridge and integrated freezer. There is also space and plumbing for a washing machine. A plastic sink and drainer unit is positioned beneath a side-facing uPVC double glazed window, providing natural light and pleasant views over the garden, whilst a further front aspect uPVC double glazed window enhances the bright and airy feel of the room. There is ample space for a breakfast table or additional storage, making the room practical for everyday dining. Additional features include click-clack wood-effect vinyl flooring, ceiling light fittings and a radiator.

LIVING ROOM

A bright and well-proportioned reception room currently utilised by the owners as a combined living/dining room, benefiting from a pleasant dual-aspect which allows for an abundance of natural light throughout. The room features wood-effect flooring, neutral décor and a decorative dado rail, creating a versatile space well-suited to both living and dining furniture. A front-facing uPVC double glazed window overlooks the decking area. Additional features include two radiators, recessed ceiling lighting to part of the room and a television point. uPVC french doors leading too:

CONSERVATORY

Light-filled uPVC double-glazed conservatory featuring surrounding windows, wood-effect flooring, and uPVC double glazed French doors leading directly onto the decking

BATHROOM

Family bathroom fitted with a white suite comprising a panelled bath with wall-mounted shower over, pedestal wash hand basin and low-level WC. The room is partly tiled to the walls with decorative border tiling and benefits from an obscured uPVC double glazed window providing natural light and ventilation. Additional features include a mirrored wall cabinet, patterned vinyl flooring and a heated towel rail.

BEDROOM 1

A well-presented room featuring a rear-aspect uPVC double glazed window, grey fitted carpeting, decorative dado rail detailing, and a radiator.

BEDROOM 2

Radiator and uPVC double glazed window overlooking the rear aspect, complemented by a fitted grey carpet and decorative dado rail.

BEDROOM 3

Enjoying excellent natural light from two rear-facing uPVC double glazed windows, including a distinctive dual-window feature, this well-presented room is complemented by a radiator and grey carpeting.

OUTSIDE**GARDEN**

The chalet enjoys attractive surrounding gardens and an elevated position with lovely views across

the surrounding countryside and woodland. Stone steps rise through tiered planting to the property, where a spacious decked seating area with contemporary glass balustrading provides an ideal space for outdoor dining and entertaining. The main garden features a paved patio and lawn, bordered by mature shrubs and established planting, creating a peaceful and private setting. The garden also includes an entertaining garden lodge, additional storage shed, separate recycling store and a greenhouse-style potting shed with glazed frontage, accessed via a narrow stone pathway to the side of the chalet. Beyond the main garden is a further area of sloping natural ground with composting space, accessible from the garden and via the lane below. Backing onto open fields and woodland, the gardens enjoy a wonderful semi-rural feel.

PARKING

Ample 'on street' parking

GENERAL NOTES**TENURE**

We understand the tenure is Lifetime lease. 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 20 Mbps Mobile Service: Good outdoor variable in home. 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

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.

SITE FEES & EXTRA INFORMATION

The vendors have advised us that the current site charges equate to approximately £250 per calendar month.

The vendors have advised us that water and sewerage charges equate to approximately £28 per calendar month.

The vendors have advised us that, in accordance with site regulations, an exit fee equivalent to 10% of the sale price is payable to the site owner upon resale.

Please note: The above charges and fees have been provided by the vendors and should be verified by prospective purchasers through their legal representatives.

AGENT NOTES

The property is held under a lifetime lease (It is not freehold)

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

General Services:

Local Authority:

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 via Raven Square taking the 1st exit signposted Llanfair Caereinion. Travel for approximately 6 miles to Cyfrnydd. Turn right for Henllan immediately after passing Banwy Fuels. Continue along this lane for approximately ½ mile. At the fork in the road, turn left and proceed up a small hill and No. 1 will be on your left at the end of the row.

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.