







Glandir Berriew, Welshpool, SY21 8AA  
Guide Price £285,000

This 3-bedroom semi-detached house is nestled on a plot of approximately 1.9 acres. offering endless possibilities. This property features several outbuildings providing ample space for storage, an office or even a workshop. While the house requires modernization, it boasts great potential. Viewings are highly recommended. NO ONWARD CHAIN. SOLD AS SEEN. PROCEEDABLE BUYERS ONLY.

**\*\* OPEN HOUSE VIEWING- MONDAY 12th JANUARY 10-11am & THURSDAY 15th JANUARY 1-2pm booking essential\*\***





**WOOD AND GLAZED FRONT DOOR TO:****ENTRANCE**

Quarry tiled floor, staircase to first floor, built in cupboard.

**LIVING ROOM**

Fireplace, quarry tiled floor, Upvc double glazed window to front and door to hallway.

**CONSERVATORY**

Brick and uPVC double glazed construction with French doors to gardens and opening to:

**KITCHEN**

Fitted with a range of base cupboards and draws with work surfaces over, matching eye level cupboards, one and a half stainless steel sink with mixer tap, uPVC double glazed window to rear, opening to dining area with uPVC double glazed window to side and uPVC double glazed French doors to:

**SITTING ROOM**

Quarry tiled floor, uPVC double glazed window to front,, brick fireplace with wooden surround and mantle, uPVC double glazed French doors to rear garden, door to:

**REAR HALLWAY**

Access and door to rear.

**FIRST FLOOR LANDING**

Radiator, uPVC double glazed windows to rear, hatch to loft.

**BEDROOM 1**

Radiator, Upvc double glazed window to rear, exposed wooden floor boards, archway to:

**EN SUITE BATHROOM**

Paneled spa bath with mixer tap and shower attachment, low level W.C, pedestal wash hand basin with mixer tap, radiator, exposed wooden floorboards, part tiled walls, eaves cupboard, uPVC double glazed window to front.

**BEDROOM 2**

Eaves storage cupboard, radiator, dual aspect with Upvc double glazed windows to front and side with countryside views .

**BEDROOM 3**

Radiator, Upvc double glazed window to rear.

**BATHROOM**

W.C and circle window to rear.

**REAR GARDEN**

Paved patio, central pond, laid to lawn, path to driveway.

**OUTSIDE**

Double garage to off road parking/turning, Office with uPVC door and window, Dutch barn.

**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 and water are connected. We understand the Broadband Download Speed is: Standard 5 Mbps Superfast 1800 Mbps. Mobile Service: Good outdoor. We understand the Flood risk is Very Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

**SURVEYS**

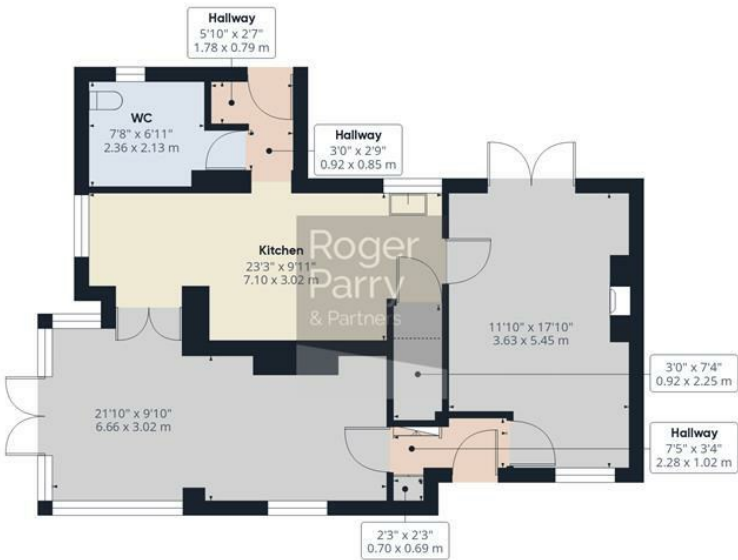
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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.

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



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>

1232.8 ft<sup>2</sup>  
114.64 m<sup>2</sup>

Reduced headroom

66.41 ft<sup>2</sup>  
6.17 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## General Services:

**Local Authority:** Powys

**Council Tax Band:** E

**EPC Rating:** F

**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:

Proceed out of Welshpool on the A483 Newtown Road.

The property can be found a short distance before The Horseshoes Inn on the left 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.