Roger Parry & Partners

2 Maes Y Dderwen, Llanbrynmair, SY19 7DQ

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£250,000

This spacious 3 bedroom detached bungalow enjoys views towards countryside to the rear. Situated in a cul de sac location with a good sized garden, a generous driveway and detached garage. NO ONWARD CHAIN.

ENTRANCE PORCH
With tiled floor and wood and glazed front door and side screen to:

ENTRANCE HALL
Coved ceiling, night storage heater and doors to the sitting room and:

CLOAKROOM
Low level W.C. and vanity wash hand basin with cupboards below and part tiled splashback, heated towel rail and uPVC double glazed window to the side.

SITTING ROOM
Dual aspect with uPVC double glazed windows to the front and side, tiled fireplace with inset coal fire, coved ceiling, night storage heater and doors to the inner hall and:

KITCHEN/DINING ROOM
Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, end display shelving, stainless steel sink under a uPVC double glazed window to the side, part tiled splashbacks, integrated cooker, hob and extractor hood, further appliance space, plumbing and space for washing machine with work surface over, coved ceiling, night storage heater and composite door to the side.

INNER HALLWAY
Hatch to loft and airing cupboard with tank and slatted shelving.

BEDROOM 1
Night storage heater, coved ceiling and uPVC double glazed window to the rear aspect with views towards open countryside.

BEDROOM 2
Night storage heater, coved ceiling and uPVC double glazed window to the rear aspect with views towards open countryside.

BEDROOM 3
Night storage heater and uPVC double glazed window to the side aspect.

WET ROOM
Low level W.C., pedestal wash hand basin, walk in shower with Mira electric shower, heated towel rail, wall mounted heater and uPVC double glazed window to the side.

OUTSIDE

FRONT
Laid to lawn with flower and shrub beds, path to the front door.

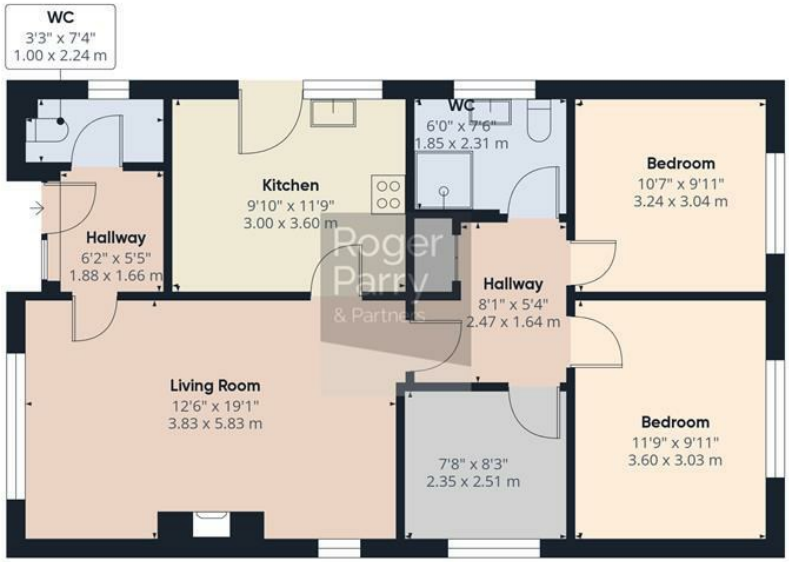
SIDE
Laid to lawn with flowers and shrubs.

REAR
Patio to the rear of the property, laid to lawn with flowers and shrubs, enjoying views towards open countryside.

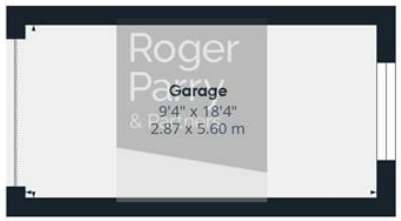
DETACHED GARAGE
Electric up and over door, eaves storage, power and light and window to the rear.

GENERAL NOTES
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.
SERVICES
We are advised that there is mains electric, water and drainage. Electric central heating. We would recommend this is verified during pre-contract enquiries.
BROADBAND: Download Speed: Standard 21 Mbps & Ultrafast 1800 Mbps.
Mobile Service: Likely
FLOOD RISK: Flooding from rivers: Very Low Risk. Flooding from the sea: Very Low Risk. Flooding from surface water and small watercourses: Very Low Risk.
COUNCIL TAX BANDING
We understand the council tax band is . We would recommend this is confirmed during pre-contact enquires.
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.
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.

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



Ground floor Building 1



Ground floor Building 2

Approximate total area(1)

981.33 ft²

91.17 m²

(1) Excluding balconies and terraces

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

Local Authority: Powys County Council
Council Tax Band: D
EPC Rating: E
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: beads.cleansed.revision

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

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 t o 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 s hould 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 b een 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.