





## Panorama, Forden, Welshpool, SY21 8RY Offers In Excess Of £300,000

A much improved and updated 2 double bedroom detached bungalow enjoying far reaching countryside views. With garage and driveway and gardens to 3 sides, the property warrants an early inspection to fully appreciate the location and accommodation.



**DESCRIPTION**

Panorama is located within easy reach of Welshpool on a no through council maintained road. This well presented detached bungalow offers a dual aspect sitting room enjoying far reaching countryside views and a log burner, a recently updated kitchen with space for a dining table, 2 double bedrooms and a modern shower room. There is ample off road parking and a garage. The gardens wrap around the property on 3 sides and are well maintained with various seating areas to make the most of the lovely views.

**ENTRANCE PORCH**

Tiled floor, lovely views to the front and a uPVC front door to:

**ENTRANCE HALL**

Radiator and archway to INNER HALL with built in airing cupboard with water heater and slatted shelving, built in cloaks cupboard and hatch to fully boarded loft.

**SITTING ROOM**

A lovely bright, dual aspect room with a picture window to the front enjoying far reaching views and window and French doors to the side gardens. Radiator, feature fireplace with wood burner and wooden mantle.

**KITCHEN/DINING ROOM**

Recently updated to provide base cupboards and drawers with work surfaces over, matching eye level cupboards, pull out larder cupboard, built in wine rack, one and a half bowl sink with mixer tap, part tiled splash backs, integrated Neff induction hob with glass splashback and extractor hood over, Neff double oven with cupboards above and below, integrated fridge and freezer, plumbing and space for dishwasher and composite door to the rear garden. Door to: LARDER CUPBOARD with shelving, plumbing and space for washing machine and window to the rear.

**BEDROOM 1**

Built in mirror fronted wardrobes to one wall, radiator and uPVC double glazed window to the front aspect with far reaching countryside views.

**BEDROOM 2**

Built in double cupboard, radiator and uPVC double glazed window to the front aspect with far reaching countryside views.

**SHOWER ROOM**

Modern suite comprising vanity unit with concealed cistern W.C. and wash hand basin with mixer tap and cupboards and drawers below, shower cubicle with Mira electric shower, heated towel rail, shaver socket, radiator and uPVC double glazed window to side.

**OUTSIDE****FRONT**

Driveway leads to the garage and double gates lead to a further driveway. The front garden enjoys far reaching countryside views and is laid to lawn with flower and shrub beds. A path and steps lead to a useful amenity area which has the compost heap, storage area and garden shed. An arch and path leads to:

**SIDE**

The side garden enjoys views towards open countryside and is laid to lawn with shaped flower and shrub beds, a paved patio leads from the sitting room. A path leads around to the rear of the property.

**REAR**

To the rear there is a useful covered area which leads round to the garage and a further garden shed, bin storage area and oil tank. Steps up to raised vegetable beds and a greenhouse. There is a hornbeam hedge to the rear boundary.

**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. Oil central heating. Photovoltaic panels. Septic tank drainage.

We understand the Broadband Download Speed is: Standard 26 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good/ Likely. 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.

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



**Local Authority: Powys County Council**  
**Council Tax Band: E**  
**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:**

Proceed from Welshpool South on the A483 turning left at the Coed Y Dinas round about. Follow the A490 for about 1 mile passing The Square & Compass Inn on the left. Proceed up hill for another 300 yards taking the first turning on right - (opposite the stone farm buildings on the left). Travel about 100 yards down the lane where the property is located on the left hand side. What3words: coder.video.insisting

#### **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.