



Roger  
Parry  
& Partners

41 Dolwen, Guilsfield, Welshpool, SY21 9PL



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£235.000

This 3 bedroom semi detached house has recently been updated and improved to include a new kitchen and bathroom. Having off road parking and an enclosed rear garden and being situated in the sought after village of Guilsfield.



**ENTRANCE**

Front door to:

**ENTRANCE HALL**

Staircase to the first floor and door to:

**SITTING/DINING ROOM**

Dual aspect with Upvc double glazed windows to the front and rear. Wood effect flooring, marble effect fireplace with inset coal effect fire, 2 radiators and door to:

**KITCHEN**

Newly fitted with a range of base cupboards and drawers with wood effect work surfaces over, matching eye level cupboards, ladder style radiator, wood effect flooring, white sink with mixer tap under a Upvc double glazed window overlooking the front garden, part tiled walls, integrated Samsung appliances to include dishwasher, oven, hob and extractor hood, plumbing and space for washing machine, built in storage cupboard and door to:

**UTILITY ROOM**

Appliance space, wood effect flooring, Upvc door and window to the rear garden, door to boiler cupboard housing Worcester central heating boiler, storage space and wood effect flooring. Door to:

**CLOAKROOM**

White low level W.C, wall mounted wash hand basin with mixer tap and tiled splash back, wood effect flooring, Upvc window to rear and radiator.

**FIRST FLOOR LANDING**

Wood effect flooring, hatch to loft and large built in storage cupboard.

**BEDROOM 1**

Wood effect flooring, 2 Upvc double glazed windows to the rear with distant views towards countryside, radiator and wardrobe.

**BEDROOM 2**

Wood effect flooring, radiator and uPVC double glazed window to front.

**BEDROOM 3**

Wood effect flooring, radiator, bulk head and uPVC double glazed window to front.

**BATHROOM**

Recently fitted white Suite comprising 'P' shaped bath with mixer tap, separate

shower over and glazed screen, low level W.C, vanity wash basin with mixer tap and cupboards under, wood effect flooring, radiator and uPVC double glazed window to rear.

**OUTSIDE****FRONT**

Laid to lawn with path to front door. Path and gate to the rear garden. Outside tap.

Driveway providing off road parking.

**REAR**

Patio entertainment area, laid to lawn. Garden shed. Outside tap and fence to 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, drainage and water are connected. Gas central heating. We understand the Broadband Download Speed is: Standard 3 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good Outdoor. We understand the Flood risk from Rivers is: Very Low Risk. Flooding from the sea- Very Low Risk. Flooding from surface water and small watercourses- 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.

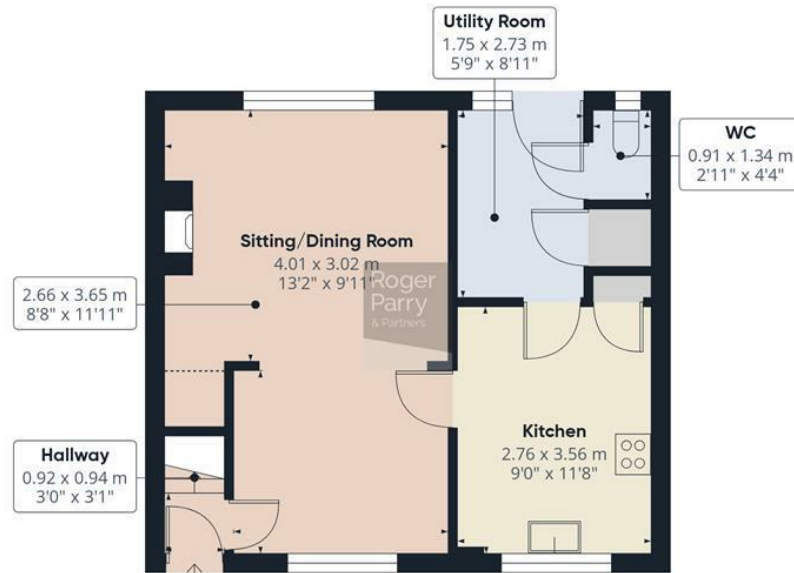
**REFERRAL SERVICES AND FEE DISCLAIMER**

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.

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



Ground floor



Floor 1



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

83.1 m<sup>2</sup>  
895 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>  
8 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

**Local Authority:** Powys County Council

**Council Tax Band:** 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:**

Travel out of town on the A490 for Guilsfield taking the first turn for the village passing the Derwen Garden Centre on the right hand side. At the centre of the village follow the road around and turn right into Dolwen taking the first left turn where the property is located immediately on the right hand side. WHAT3WORDS:  
///workloads.surfer.rectangular

#### **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.