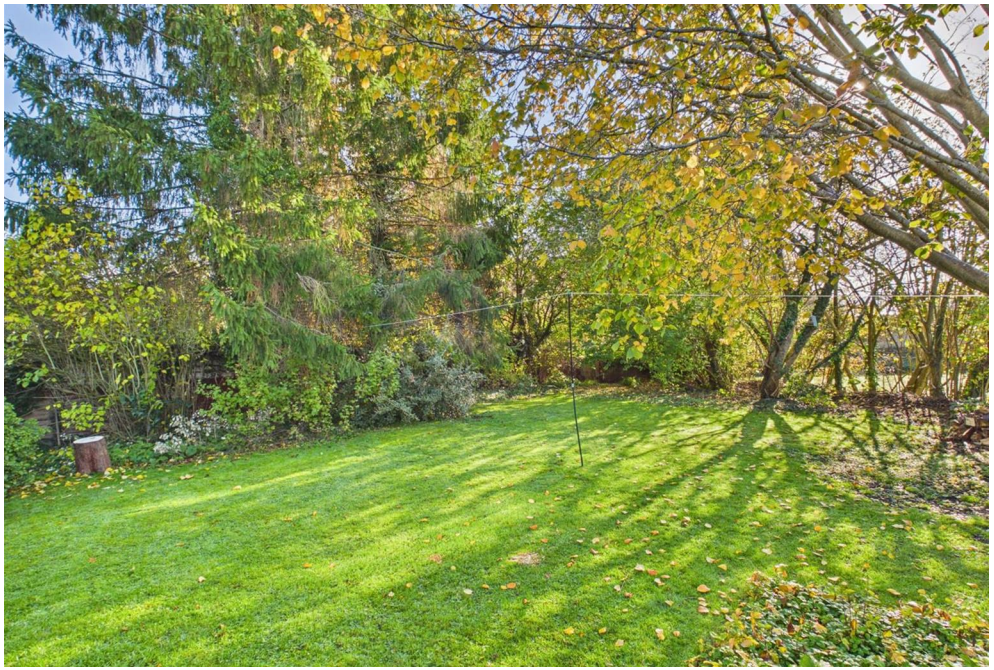


Roger Parry & Partners

Glan Yr Afon, Churchstoke, SY15 6SR





Glan Yr Afon, Churchstoke, SY15 6SR

£350,000

This spacious 4 bedroom detached house has lovely gardens to the rear, generous driveway and a garage. With 3 receptions, kitchen, cloakroom and utility room it is situated in the popular village of Church Stoke. NO ONWARD CHAIN.













ENTRANCE
Upvc glazing and door to:

ENTRANCE PORCH
Tiled floor and wood and glazed door to:

ENTRANCE HALLWAY
Radiator and staircase to first floor with cupboard under.

CLOAKROOM
Low level W.C, wall mounted wash hand basin with tiled splash back, radiator and wood effect flooring.

OFFICE
Upvc window to front.

LIVING ROOM
Upvc window to front, radiator, stone fireplace with shelving, open grate and wood mantle. Door way to:

DINING ROOM
Upvc French doors and side screen to the rear gardens. Door to:

KITCHEN
Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, stainless steel one and a half bowl sink with mixer tap under a Upvc window enjoying views of the gardens, space for cooker with extractor hood over, solid fuel range with oven and hob, further appliance space, tiled floor, radiator and door to:

UTILITY ROOM
Base cupboard and drawer with stainless steel sink over, wall mounted cupboards, wall mounted calor gas central heating boiler, plumbing and space for washing machine, further appliance space, tiled floor, hatch to loft and uPVC door and window to rear gardens.

FIRST FLOOR LANDING
Radiator, walk in airing cupboard with tank, hatch to loft and Upvc window to side.

BEDROOM 1
Upvc window to front and radiator.

BEDROOM 2
Upvc window to front and radiator.

BEDROOM 3
Upvc window to rear and radiator.

BEDROOM 4
Upvc window to front and radiator.

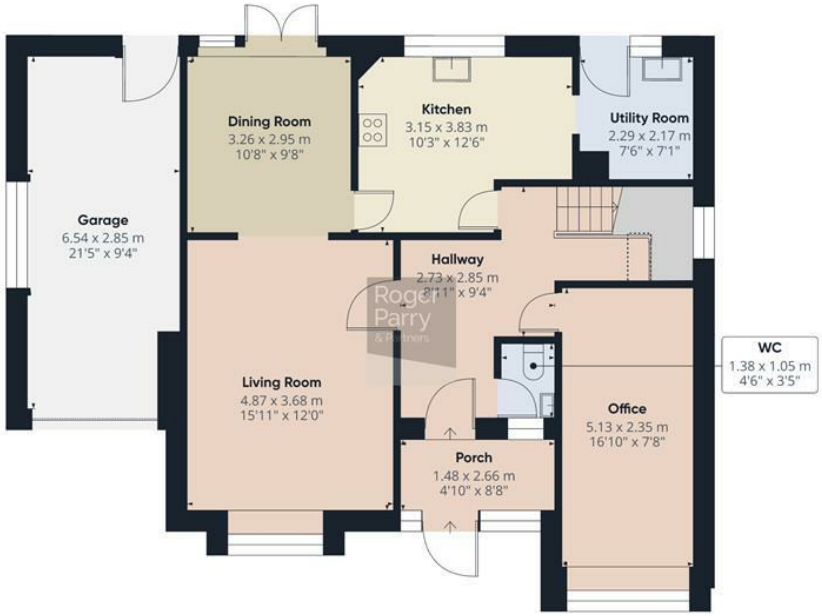
BATHROOM
Coloured Suite comprising pedestal wash hand basin, low level W.C, panel bath with mixer tap and shower attachment, light/shaver socket, part tiled walls, radiator and uPVC window to rear.

OUTSIDE
A good sized and private rear garden which backs onto fields. Having a patio entertainment area with mature grapevine and the remainder mainly laid to lawn with mature trees and shrubs, garden shed, outside tap and gate and path to front.
The front has a generous driveway leading to the garage and laid to lawn with flower and shrub beds.

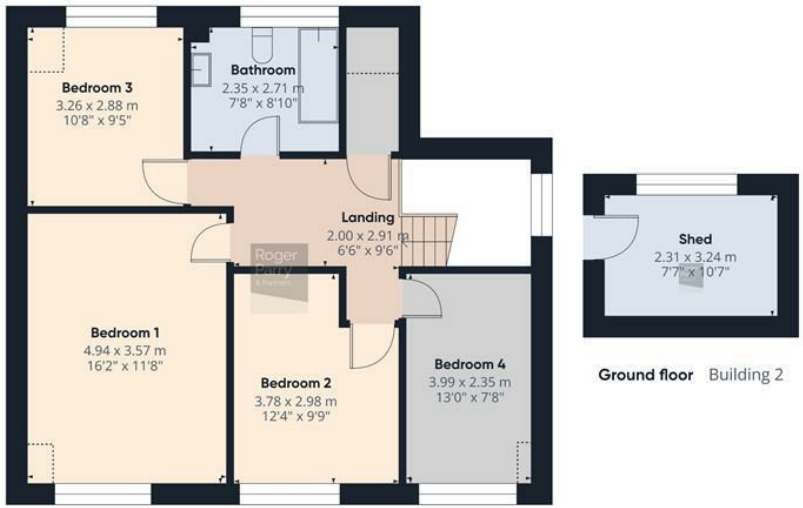
GARAGE
Up and over door, power and light, window to side and door to Rear.

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, drainage and water. Calor gas central heating. We would recommend this is verified during pre-contract enquiries.
We understand the Broadband Download Speed is: Standard 19 Mbps & Superfast 80 Mbps. Mobile Service: Good outdoors. We understand the Flood risk is: Flooding from rivers- Risk greater than 3.3% chance each year. Flooding from the sea-Very Low Risk. Flooding from surface water and small watercourses- Very 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.

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



Ground floor Building 1



Floor 1 Building 1

Ground floor Building 2

Roger Parry & Partners

Approximate total area(1)

164.1 m²

1767 ft²

Reduced headroom

2.3 m²

25 ft²

(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: F
EPC Rating: E
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: ///walls.slim.ogre

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.