



Roger  
Parry  
& Partners

2 The Row, Castle Caereinion, Welshpool,  
SY21 9AP



**2 The Row, Castle Caereinion, Welshpool, SY21 9AP  
Offers In The Region Of £185,000**

A charming two bedroom terraced cottage being located within easy reach of Welshpool yet boasting a countryside setting. 2 The Row has been upgraded by the current owner, keeping original character features and benefits from off road parking and a rear landscaped garden. In brief the accommodation affords Living room, kitchen, utility, bathroom and two double bedrooms. No onward chain.



**LOCATION**

Castle Caereinion is a small village and community in Montgomeryshire, upon the River Banwy, around 8 miles west of Welshpool, and 4 miles east of Llanfair Caereinion.

**LIVING ROOM**

10'3 x 10'6 (3.12m x 3.20m)

Beautiful character room with beams to ceiling, inglenook fireplace with inset wood burner providing part of the heating system and beam over, double glazed window to the front, built in storage cupboard, under stairs storage, ceiling light and radiator. Stairs rising to the first floor door into the rear hall and kitchen.

**KITCHEN**

8 x 12'8 (2.44m x 3.86m)

Fitted with a range of wall and base units and work surfaces over, void for oven with extractor hood over, part tiled walls, beams to ceiling, spot lighting and window to the front. Breakfast/dining area, radiator, and step up into;

**UTILITY**

8'9 x 5'1 (2.67m x 1.55m)

Fitted with base units and work surfaces over, inset sink with mixer tap and drainer below a window to the rear. void for appliances, part tiled walls and ceiling light.

**REAR HALL**

Tiled flooring, access to the rear and door into;

**BATHROOM**

8'3 x 4'10 (2.51m x 1.47m)

Newly fitted suite with panelled bath and shower over, vanity unit with wash hand basin and WC. Window to the rear, tiled flooring, heated towel rail and ceiling light.

**FIRST FLOOR**

With over stair storage space, window to the rear and ceiling light. Doors off too;

**BEDROOM ONE**

10'9 x 9'5 (3.28m x 2.87m)

Double room with window to the front, built in storage, ceiling light and radiator.

**BEDROOM TWO**

8'5 x 12'11 (2.57m x 3.94m)

Double room with window to the front, ceiling light and radiator.

**EXTERNAL****FRONT**

To the front of the property is a gravelled area providing parking for one vehicle along with space for bin storage. Access to the front door.

**REAR**

A real feature to the property, a beautiful spacious garden mainly laid to gravel for ease of maintenance, with raised flower borders and patio seating area. Enclosed with fencing and gate for number 2 to have access to the rear/side over number 1.

**Agent Note****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, water and drainage services are connected. The heating is part electric and part heated through the back boiler. We understand the Broadband Download Speed is: Standard 20 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low and Surface water flooding a risk greater than 3.3% chance each year. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

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

**SURVEYS**

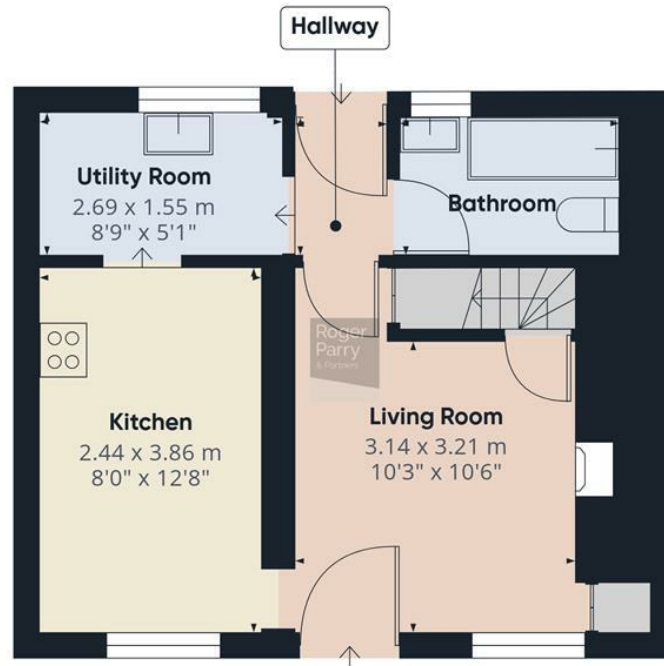
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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

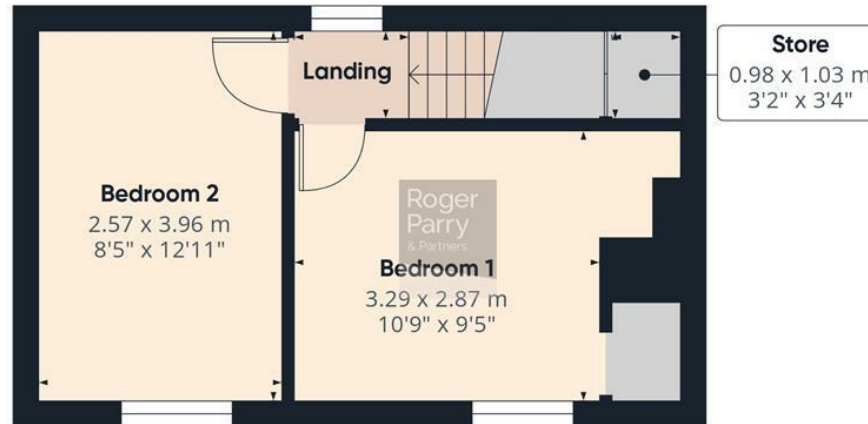
**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to 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>  
56.6 m<sup>2</sup>  
610 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

**EPC Rating:**

**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: ///chef.wrenching.gourmet

## 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.