Roger Parry & Partners

Cartref, Llandrinio, Powys, SY22 6SG

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£240,000

This 3 bedroom detached bungalow adjoins open fields to the side and has gardens to the rear and side. Located on the B4393, giving easy access to Welshpool, Oswestry and Shrewsbury. With a front utility, kitchen, sitting/dining room and shower room and ample parking and garage with electric door. NO ONWARD CHAIN.

Cartref

ENTRANCE
UPVC double glazed front door and side screen to:

ENTRANCE HALL
Airing cupboard with tank and slatted shelving and hatch to loft.

LIVING ROOM
Dual aspect with uPVC double glazed window to the front and side aspects with views over the gardens, brick fireplace with tiled hearth and inset electric fire, radiator, door to hall and opening to:

DINING AREA
Radiator, uPVC double glazed window to the side overlooking the gardens and door to:

KITCHEN
Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, tall storage cupboard, end display shelving, grey one and a half bowl sink with miser tap under a uPVC double glazed window, part tiled walls and space for cooker and fridge.

UTILITY/PORCH
Of brick and uPVC double glazed construction, cupboard housing plumbing and space for washing machine and uPVC double glazed front door to:

BEDROOM 1
Radiator, triple door mirror fronted wardrobes and uPVC double glazed window to teh rear aspect with views towards countryside.

BEDROOM 2
Radiator, mirror fronted wardrobe and uPVC double glazed window to the front aspect with views over the front gardens.

BEDROOM 3
Radiator and uPVC double glazed window to the front aspect with views over the front gardens.

SHOWER ROOM
With low level W.C., pedestal wash hand basin, shower cubicle with Triton electric shower, radiator, part tiled walls and uPVC double glazed window.

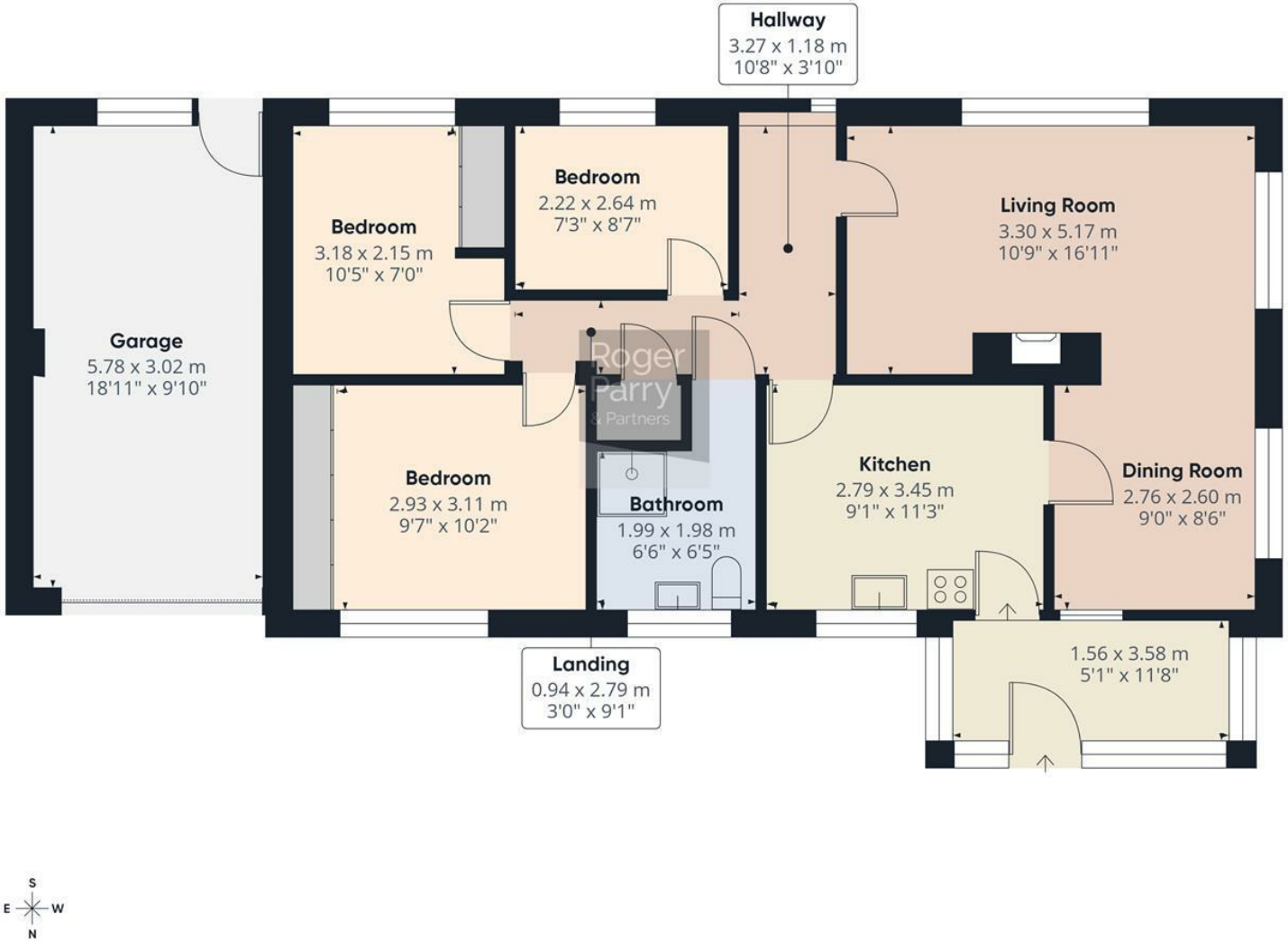
OUTSIDE
Gravel driveway providing ample off road parking and leading to:

GARAGE
With electric up and over door, wood and glazed door and uPVC double glazed window to the rear.

GARDENS
The gardens are to the front and side and are mainly laid to lawn with flower and shrub borders, patio entertainment area, path running around the property. Wooden garden shed.

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. Shared septic tank shared with Four Seasons which is diagonally opposite. We understand the Broadband Download Speed is: Standard 1 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good outdoor. 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)



Approximate total area(1)

94.4 m²

1016 ft²

(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: D
EPC Rating: D
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 into the village of Llandrinio, passing the convenience store/garage on the left hand side, then turn into the last cul de sac on the left as you leave the village (immediately after The Punch Bowl) and the property can be found on the right hand side. What3words: ///cornfield.height.rewarded

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.