Roger Parry & Partners

# 1 Trem Dyffryn, Red Bank, Welshpool, SY21 7PT

# 1 Trem Dyffryn, Red Bank, Welshpool, SY21 7PT
## Offers Over £260,000

This spacious 3 bedroom, 2 reception detached house enjoys views towards countryside to the front and is situated within easy access of Welshpool town centre. Detached garage, off road parking and terraced gardens to the rear. NO ONWARD CHAIN.

**ENTRANCE**
Composite door to:

**ENTRANCE PORCH/SUN ROOM**
With uPVC double glazing and door to:

**ENTRANCE HALLWAY**
Staircase to the first floor with uPVC double glazed window to the rear, storage area and built in cupboard. Radiator.

**DINING ROOM**
10'8" x 11'1" (3.25m x 3.38m)
uPVC double glazed window to the front with views towards open countryside, radiator and tiled fireplace with inset gas coal effect fire.

**SITTING ROOM**
9'10" x 15'5" (3.00m x 4.70m)
uPVC double glazed window to the front with views towards open countryside, radiator and gas fire with wooden surround.

**KITCHEN/BREAKFAST ROOM**
9'9" x 14'8" (2.97m x 4.47m)

**KITCHEN AREA**
Fitted with a range of wood fronted base cupboards and drawers with work surfaces over, matching eye level cupboards, space for tall fridge/freezer and cooker with concealed extractor hood over, fully tiled walls, tiled floor, stainless steel sink with mixer tap under a uPVC double glazed window, wall mounted gas central heating boiler. Opening to:

**BREAKFAST AREA**
Wood fronted base cupboards and drawers with work surfaces over, matching eye level cupboards, plumbing and space for washing machine and further appliance space, fully tiled walls, tiled floor, uPVC double glazed window and composite door to:

**CONSERVATORY**
6'6" x 10'6" (1.98m x 3.20m)
Of brick and uPVC double glazed construction, tiled floor and composite door to the gardens.

**FIRST FLOOR LANDING**
Hatch to loft and uPVC double glazed window to the rear.

**BEDROOM 1**
9'10" x 14'3" (3.00m x 4.34m)
Measurement excludes 2 built in wardrobes with cupboards over. Radiator and a uPVC double glazed window to the front with views towards open countryside.

**BEDROOM 2**
11'1" x 10'8" (3.38m x 3.25m)
Radiator and 2 uPVC double glazed windows to the side with views towards open countryside.

**BEDROOM 3**
9'10" x 6'11" (3.00m x 2.11m)
Radiator and uPVC double glazed window to the side with views towards open countryside.

**SHOWER ROOM**
Low level W.C., vanity wash hand basin with cupboards under, fully tiled shower cubicle with MIRA electric shower, radiator, airing cupboard with tank and slatted shelving, fully tiled walls and uPVC double glazed window to the side.

**OUTSIDE**

**FRONT**
Laid to lawn with flower and shrub borders and path to the front door. Laid to paving- has been used as off road parking before the fence was erected.
The neighbour has the right to park one vehicle in front of the property.

**REAR**
Patio entertainment area, steps lead up to an area laid to lawn with flower and shrub beds, steps up to a second level which is laid to lawn with flower and shrub beds.

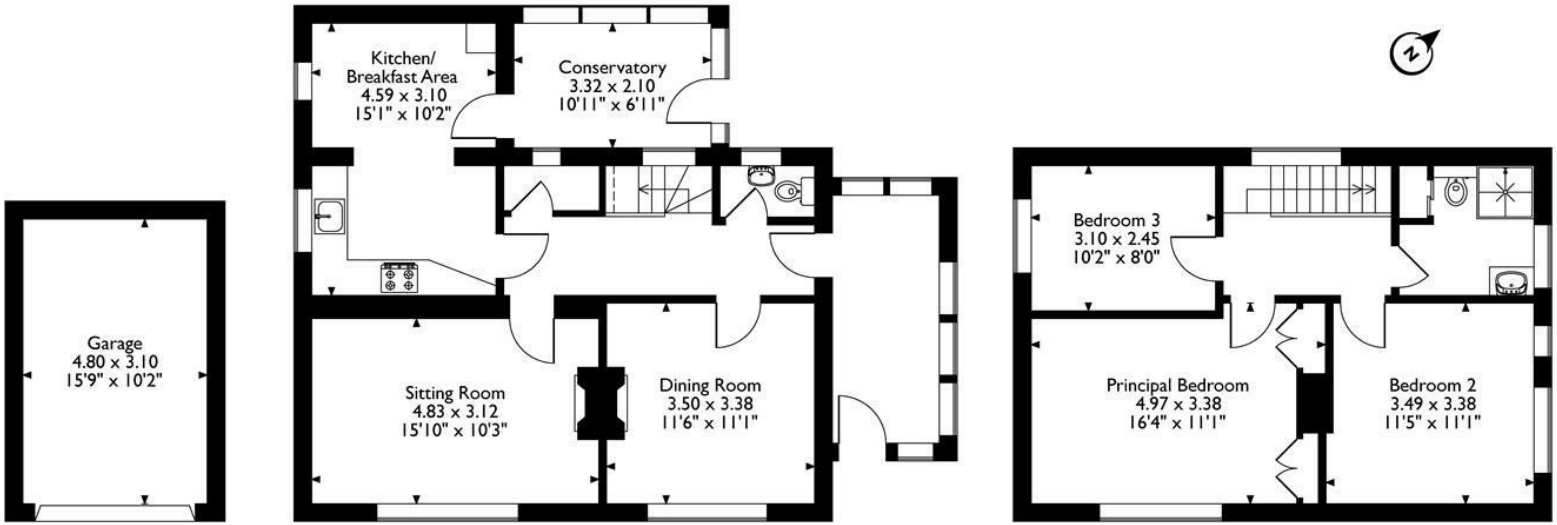
**GARAGE**
10' x 15'2" (3.05m x 4.62m)
Electric up and over door, power and light.

**SIDE**
Laid to lawn with path to the front. Outside tap and 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, water and drainage services are connected. Gas central heating. We would recommend this is verified during pre-contract enquiries.
BROADBAND: Download Speed: Standard 16 Mbps & Ultrafast 1000 Mbps. Mobile Service: Likely
FLOOD RISK: Very Low.
COUNCIL TAX BANDING
We understand the council tax band is E. 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.

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

# 1 Trem Dyffryn, Red Bank, Welshpool




**Ground Floor** **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**General Services:**

**Local Authority:** Powys
**Council Tax Band:** E
**EPC Rating:** C
**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:**

From the town centre proceed down Salop Road and take the left hand turn onto Red Bank. Continue up the hill and take the left turn into Trem Dyffryn at the top. The property will be found on the right hand side.

## 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.