





Neuadd Ddu, Llangadfan, Welshpool, SY21 0PR

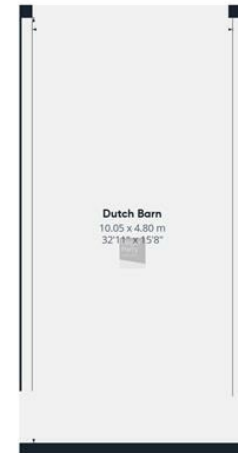
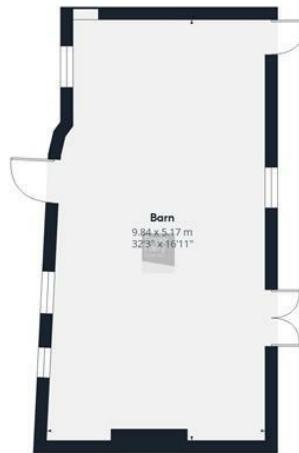
Guide Price £450,000

This 3 bedroom farm house has an attached stone barn that is ripe for conversion (subject to the normal permissions) and is sat on a plot of approx 0.8 acres. Enjoying 360 degree far reaching countryside views and having a number of useful outbuildings.





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



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

309.3 m<sup>2</sup>

3328 ft<sup>2</sup>

**Reduced headroom**

1.8 m<sup>2</sup>

19 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**

**ENTRANCE**

Wood and glazed front door to:

**ENTRANCE HALL**

Tiled floor, hatch to loft and doors to cloakroom, study and:

**UTILITY ROOM**

Tiled floor, Base and eye level cupboards, tiled splash backs, stainless steel sink with mixer tap, plumbing and space for washing machine, further appliance space and windows to rear and side.

**CLOAKROOM**

Low level W.C., wall mounted wash hand basin with tiled splash back, tiled floor and window to rear.

**STUDY**

Feature exposed stone work with original bread oven and cupboard above, quarry tiled floor, log burner with quarry tiled hearth, exposed beams, staircase to first floor and window to the front. Doors to kitchen and:

**LIVING ROOM**

Exposed wooden floorboards, feature stone fireplace with inset log burner and cupboards and shelving to 1 side, exposed beams and window to the rear aspect.

**KITCHEN/DINING ROOM**

Fitted with a range of base cupboards and drawers with wooden work surfaces over, glass fronted display cupboards, white sink with mixer tap, part tiled walls, oil fired AGA, exposed wooden floorboard and windows to the front and rear.

**FIRST FLOOR LANDING**

Exposed beams, hatch to loft and built in airing cupboard with tank and slatted shelving.

**BEDROOM 1**

Radiator, exposed beams and window to the rear aspect.

**BEDROOM 2**

Radiator, exposed wooden floor boards and beams and window to the front aspect.

**BEDROOM 3**

Deep built in cupboard, radiator, exposed beams and window to the rear aspect.

**BATHROOM**

Low level W.C., free standing roll top bath with mixer tap and shower attachment, newly fitted shower cubicle with twin heads and vanity wash hand basin with mixer tap and cupboards below, heated towel rail, part tiled walls, exposed wooden floor boards and window to the front.

**OUTSIDE**

Sat on a plot of approx 0.8 acres with 360 degree far reaching views. To the front of the property there is a patio entertainment area leading to an area of sloping lawn with an orchard with apple, pear and damson trees and a magnolia tree. There is a productive polytunnel and 10 raised vegetable beds. To the rear of the property there is a further patio entertainment area with apple trees, lawn and black currants. To the other side of the driveway there is a further area of sloping lawn. Driveway with parking and turning space.

**STONE BARN**

Attached to the property there is a 2 storey stone barn that would be ripe for conversion (subject to the usual planning permissions).

**DUTCH BARN**

Housing the oil tank and open to 1 end.

**DETACHED BRICK/STONE BARN**

With corrugate roof.

**WORKSHOP/WOOD STORE**

Useful workshop with open fronted wood store to the side.

**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. Central heating

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via oil fired Aga and wood burner in living room. We understand the Broadband Download Speed is: Standard 16 Mbps & Superfast 31 Mbps. Mobile Service: Good outdoor and in home. 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.



**Local Authority:** Powys County Council

**Council Tax Band:** E

**EPC Rating:** F

**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:**

Leave Welshpool on the A458 heading towards Dolgellau, pass through Llanfair Caereinion and continue through Llanerfyl onto Llangadfan. Turn left in front of The Cann Office Hotel and proceed down the hill and bear right after the bridge, continue around to the left and up the hill going round a bend to the right. When you come to the junction continue straight ahead on the dead end road and immediately take the right hand turning and the property can be found a short distance on the left hand side. What3words: <https://w3w.co/outgoing.pools.built>

### **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](mailto: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.