



Roger
Parry
& Partners

Beech Grove, Mount Road, Llanfair Caereinion, Welshpool, SY21 0BH





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£475,000

This 3 bedroom detached house benefits from 2 receptions, kitchen/dining room, utility room, boot room and cloakroom. Sat on a plot of approx 2.64 acres with manicured gardens and a stream with steep woodland beyond. Having a garage with carport and lean to store and generous parking and turning areas.





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



Approximate total area⁽¹⁾

176.2 m²

1895 ft²

Reduced headroom

3.2 m²

35 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

ENTRANCE

Front door to:

ENTRANCE PORCH

Radiator, tiled floor and Upvc window to front, built in cloaks cupboard and opening to:

ENTRANCE HALL

Staircase to first floor and radiator.

SITTING ROOM

Triple aspect with Upvc windows to front, rear and side and fireplace with tiled hearth.

LIVING ROOM

Triple aspect with Upvc French doors to the side, Upvc window to the rear and patio doors to the gardens, radiator, wooden flooring and fireplace with inset log burner with slate hearth.

KITCHEN/DINING ROOM

Fitted with a range of wood fronted base cupboards and drawers with wooden work surfaces over, glass fronted display cupboards, tiled floor, plumbing and space for dishwasher, one and a half bowl stainless steel sink with mixer tap, radiator, integrated oven and hob with extractor hood over, integrated fridge, tiled floor, exposed beams, part tiled walls and opening to:

UTILITY ROOM

Tiled floor, plumbing and space for washing machine and tumble dryer, further appliance space, work surface, eye level cupboard, Upvc window to front, door to cloakroom and opening to:

BOOT ROOM

Tiled floor, Upvc window to front, Upvc door to side. Work surface with boiler under and radiator.

CLOAKROOM

Low level W.C, pedestal wash hand basin, tiled floor, shaver point and uPVC window to front.

FIRST FLOOR LANDING

Upvc window to front.

BEDROOM 1

Triple aspect with Upvc windows enjoying countryside views, radiator and hatch to loft.

BEDROOM 2

Triple aspect with Upvc windows overlooking the gardens and radiator.

BEDROOM 3

Door to eaves storage, radiator, built in shelving and uPVC window overlooking the gardens.

BATHROOM

Panel bath with mixer tap, separate shower over and glazed screen, vanity unit with concealed cistern W.C and wash hand basin with mixer tap, wood effect flooring, fully tiled walls, shaver point, heated towel rail and uPVC window to front.

OUTSIDE**GARAGE**

Up and over door, power and light, Upvc window to the rear, eaves storage. Car port to one side, covered store to the other. There are generous off road parking and turning areas.

BALCONY

External balcony enjoying countryside views.

GARDENS

The well manicured gardens are mainly laid to lawn with a selection of shrubs and trees. Patio entertainment area. Garden shed. Paths leads down to the stream and across the stream there is a steep area of woodland. The plot extends to approximately 2.64 acres in all.

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. Septic tank drainage. Oil central heating. We understand the Broadband Download

Speed is: Standard 16 Mbps & Superfast 80 Mbps. Mobile Service: Good. We understand the Flood risk is: 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.



Local Authority: Powys County Council

Council Tax Band: F

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: ///sheep.springing.bongo

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.