Roger Parry & Partners

Maesteg, Llanfair Caereinion, Welshpool, SY21 0HL

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£320,000

An imposing 3 bedroom detached house in an elevated position with countryside views, 2 receptions, bathroom, shower room and utility room. Situated on the edge of the popular town of Llanfair Caereinion with generous driveway and garage.

ENTRANCE
Double glazed front door and side screens to:

ENTRANCE PORCH
Quarry tiled floor and wood and glazed door with decorative side screens to:

SPACIOUS ENTRANCE HALLWAY
With parquet flooring, radiator, coving, staircase to the first floor and wood and glazed door to the rear sun porch.

SITTING ROOM
Wooden fire surround with tiled inset and hearth and inset log burner, useful storage cupboard to the side, coving and picture rail, radiator and uPVC double glazed bay window to the front with views towards countryside.

LIVING ROOM
Radiator, coving and picture rail, tiled fireplace and uPVC double glazed window to the front aspect with views towards countryside.

KITCHEN/BREAKFAST ROOM
Fitted with a range of wood fronted base cupboards and drawers with work surfaces over, matching eye level cupboards, plate rack, butler style white sink with mixer tap, part tiled walls, wood effect flooring, recess housing the cooker with a wooden shelf over, radiator, built in double storage cupboard and built in double airing cupboard and uPVC double glazed window overlooking the side garden towards countryside beyond. Door to living room.

UTILITY ROOM
Fitted with a range of base cupboards with work surface over, matching eye level cupboards, end display shelving, stainless steel sink with mixer tap, part tiled walls, plumbing and space for washing machine, appliance space, quarry tiled floor, uPVC double glazed window to the rear and door to:

SHOWER ROOM
With high flush W.C., vanity wash hand basin with mixer tap and cupboards below, corner shower cubicle with electric shower, fully tiled walls, tiled floor, heated towel rail, shaver socket, uPVC double glazed window to the side and composite door to the rear.

REAR SUN PORCH
With quarry tiled floor, plumbing and space for washing machine, double glazed roof, uPVC double glazed window to the rear and composite door to the side. Door to:

BOILER ROOM
Floor standing oil central heating boiler and uPVC double glazed window to the rear.

FIRST FLOOR LANDING
Dual aspect with uPVC double glazed windows to the front and rear with views towards countryside, radiator, hatch to loft and built in double cupboard.

BEDROOM 1
Radiator, tiled fireplace and uPVC double glazed bay window to the front aspect with views towards countryside.

BEDROOM 2
Built in double cupboard, radiator, tiled fireplace and uPVC double glazed window to the font aspect with views towards countryside.

BEDROOM 3
Radiator, two built in double cupboards, tiled fireplace , exposed wooden floorboards and uPVC double glazed window to the side aspect with views towards countryside.

BATHROOM
Suite comprising free standing roll top bath, separate shower cubicle with Triton electric shower, wash hand basin, fully tiled walls, wood effect flooring, light/shaver socket, radiator, heated towel rail and uPVC double glazed window to the side aspect.

SEPERATE W.C.
With low level W.C., radiator and uPVC double glazed window to the rear aspect.

OUTSIDE

FRONT
Double gates lead to the driveway providing off road parking and turning and leading to the garage. The gardens are mainly laid to the front of the property and are well stocked with flowers and shrubs, slate patio area and path leading around the garden, garden shed.

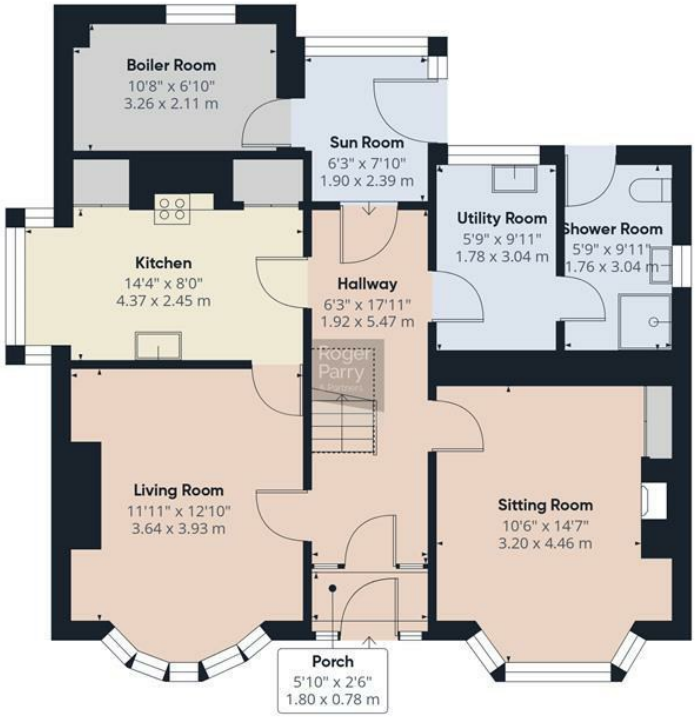
SIDE
Patio entertainment area, laid to lawn with a path leading to the greenhouse and flower and shrub beds. Oil tank.

REAR
Covered veranda with outside light, slate patio area. Door to the front driveway and path running along the rear of the property with raised flower and shrub beds.

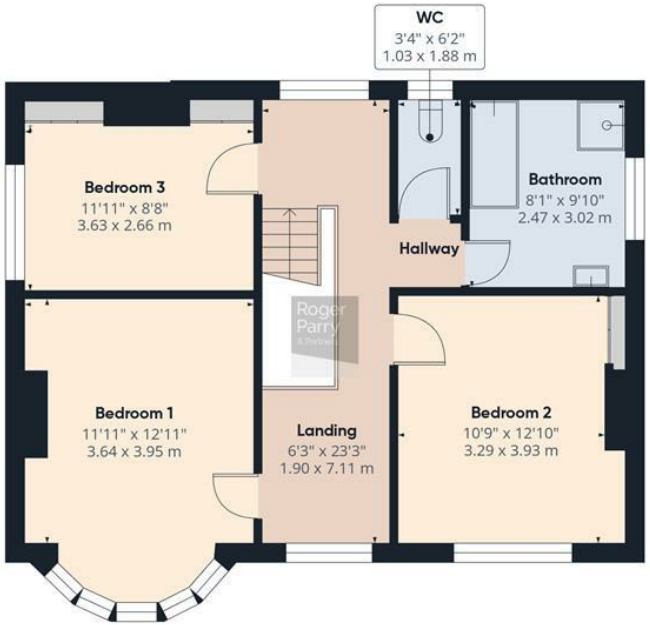
GARAGE
Up and over door, power and light, personal door and window to the side and paved floor.

GENERAL NOTES
SERVICES
We are advised that there is mains electric, water and drainage. Oil central heating. We would recommend this is verified during pre-contract enquiries.
BROADBAND: Download Speed: Standard 16 Mbps & Superfast 80 Mbps. Mobile Service: Good
FLOOD RISK: Flooding from rivers: Very Low Risk. Flooding from the sea: Very Low Risk. Flooding from surface water and small watercourses: Very Low Risk.
COUNCIL TAX BANDING
We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.
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.
PLANNING: Please note that historic planning permission was previously granted on fields adjoining the property; however, this permission has since lapsed and there is currently no active planning consent.
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, surveys and financial services and we may receive fees from them.

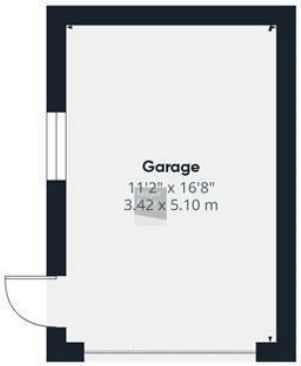
Floor Plan
(not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2

Approximate total area(1)

1686 ft²

156.8 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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
EPC Rating: D
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 Welshpool continue to the roundabout at Raven Square taking the first main exit signposted A458 (Llanfair Caereinion). Continue along this road for approximately 8 miles and the property can be found on the right hand side just before you enter the town. What3words: gradually.syndicate.division

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 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.