

Roger Parry & Partners

12 Caerhowel Meadows, Caerhowel, Montgomery, SY15 6JF





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£290,000

A well presented 3 bedroom detached house with detached garage and generous driveway providing parking and turning. Having a utility room/cloakroom, kitchen/breakfast room, sitting/dining room and a bathroom. Generous gardens to the front and well maintained gardens to the rear. NO ONWARD CHAIN.













ENTRANCE CANOPY
Composite front door to:

ENTRANCE HALLWAY
With tiled floor, radiator and staircase to the first floor with useful storage cupboard under.

UTILITY/CLOAKROOM
Pedestal wash hand basin, low level W.C., floor standing Worcester oil central heating boiler with work surface over, eye level cupboards, plumbing and space for washing machine, part tiled walls, extractor fan, tiled floor, radiator and uPVC double glazed window to the front aspect.

KITCHEN/BREAKFAST ROOM
Fitted with a range of base cupboards and drawers with work surfaces over, glass fronted display cupboards, display shelving, Franke stainless steel sink with mixer tap under a uPVC double glazed window overlooking the rear gardens, part tiled walls, integrated Neff oven with electric hob and stainless steel extractor hood over, integrated dishwasher, tiled floor, radiator and space for tall fridge freezer.

LIVING/DINING ROOM
A triple aspect room with uPVC double glazed windows to the front and side and patio doors leading out to the rear patio and gardens, 2 radiators and coved ceiling.

FIRST FLOOR LANDING
With feature tall uPVC double glazed window to the front aspect, hatch with concertina ladder to loft which is lit and part boarded.

BEDROOM 1
Two uPVC double glazed windows to the rear aspect, radiator and built in wardrobe with hanging and shelf space.

BEDROOM 2
Radiator and uPVC double glazed window to the front aspect.

BEDROOM 3
Radiator and uPVC double glazed window to the rear aspect.

BATHROOM
White suite comprising low level W.C., pedestal wash hand basin with mixer tap, panel bath with mixer tap and Grohe shower over and glazed screen, part tiled walls, radiator, extractor fan, shaver socket, uPVC double glazed window to the front and built in airing cupboard with a radiator and slatted shelving.

OUTSIDE

FRONT
Generous gravel driveway providing off road parking and turning space. Laid to lawn with a magnolia tree and flower and shrub beds.Path to the front door and gate and path to the side and rear.

REAR
A well maintained rear garden with a patio entertainment area and well stocked flower and shrub beds with slate and gravel paths. Original wall and pillar from Caerhowel Hall. Useful utility area with oil tank, his and hers sheds and a pond. Gate leads to the rear where there is a further area of lawn and flowers and shrubs.

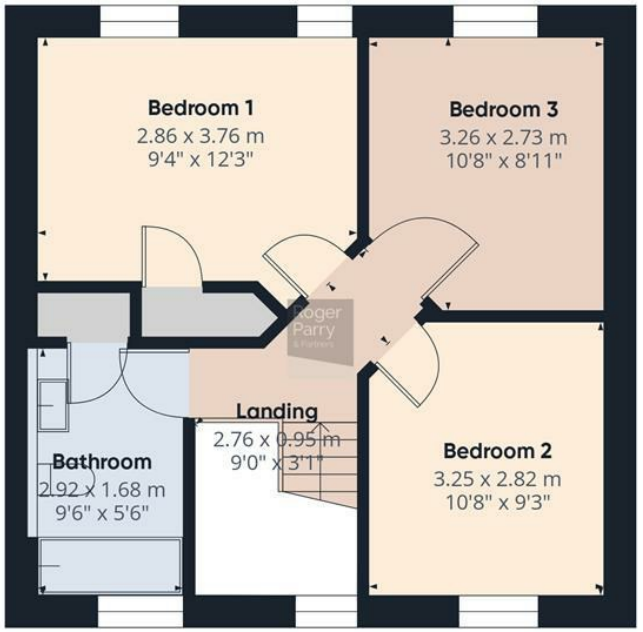
GARAGE
Up and over door, power and light, double glazed window to the rear and useful eaves storage.

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, drainage and water are connected. Oil central heating.
We understand the Broadband Download Speed is: Standard 3 Mbps & Superfast 72 Mbps. Mobile Service: Good. 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.

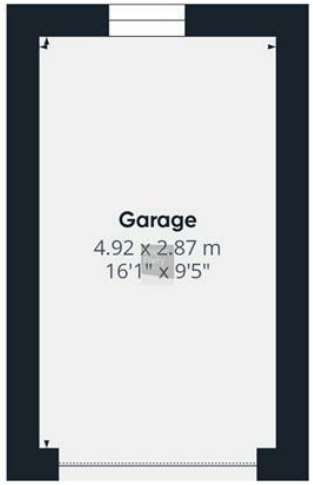
Floor Plan
(not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2

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Approximate total area(1)

95 m²
1023 ft²

Reduced headroom

0.2 m²
2 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

General Services:
Local Authority: Powys County Council
Council Tax Band:
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:

From the Welshpool take the A483 south for 6 miles, turning left opposite the Nags Head pub towards Montgomery. Continue for about 1 mile turning left immediately before the railway bridge, take the first left into Caerhowel Meadows then bearing right into the cul de sac 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.