



Roger
Parry
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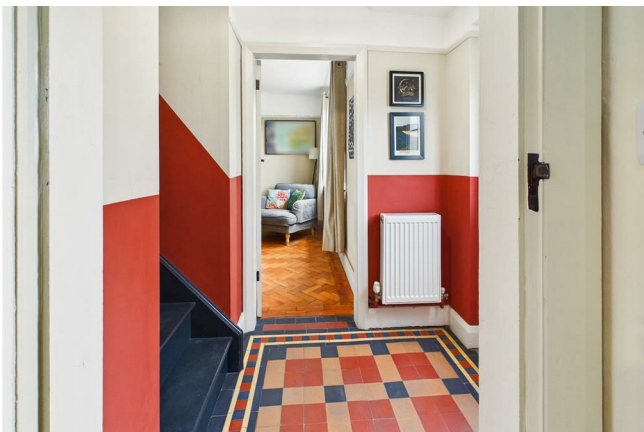
The Old Post Office and Bodarmon, Cwm Lane, Castle Caereinion,
Welshpool, SY21 9AL





The Old Post Office and Bodarmon, Cwm Lane, Castle Caereinion, Welshpool,
SY21 9AL
£359,950

A wonderful opportunity to acquire Bodarmon, a modern 2 bedroom family home with ample outside space, together with The Old Post Office, an adjacent property with excellent development potential. This former village shop & Post Office already has planning permission granted to convert the ground floor shop into 1 residential dwelling together with a single story extension (24/1112/FUL). In full, The Old Post Office currently offers the former shop, 3 further rooms on the ground floor and 5 bedrooms on the first floor, off-road parking, a large garden and outbuilding. Cash buyers only.

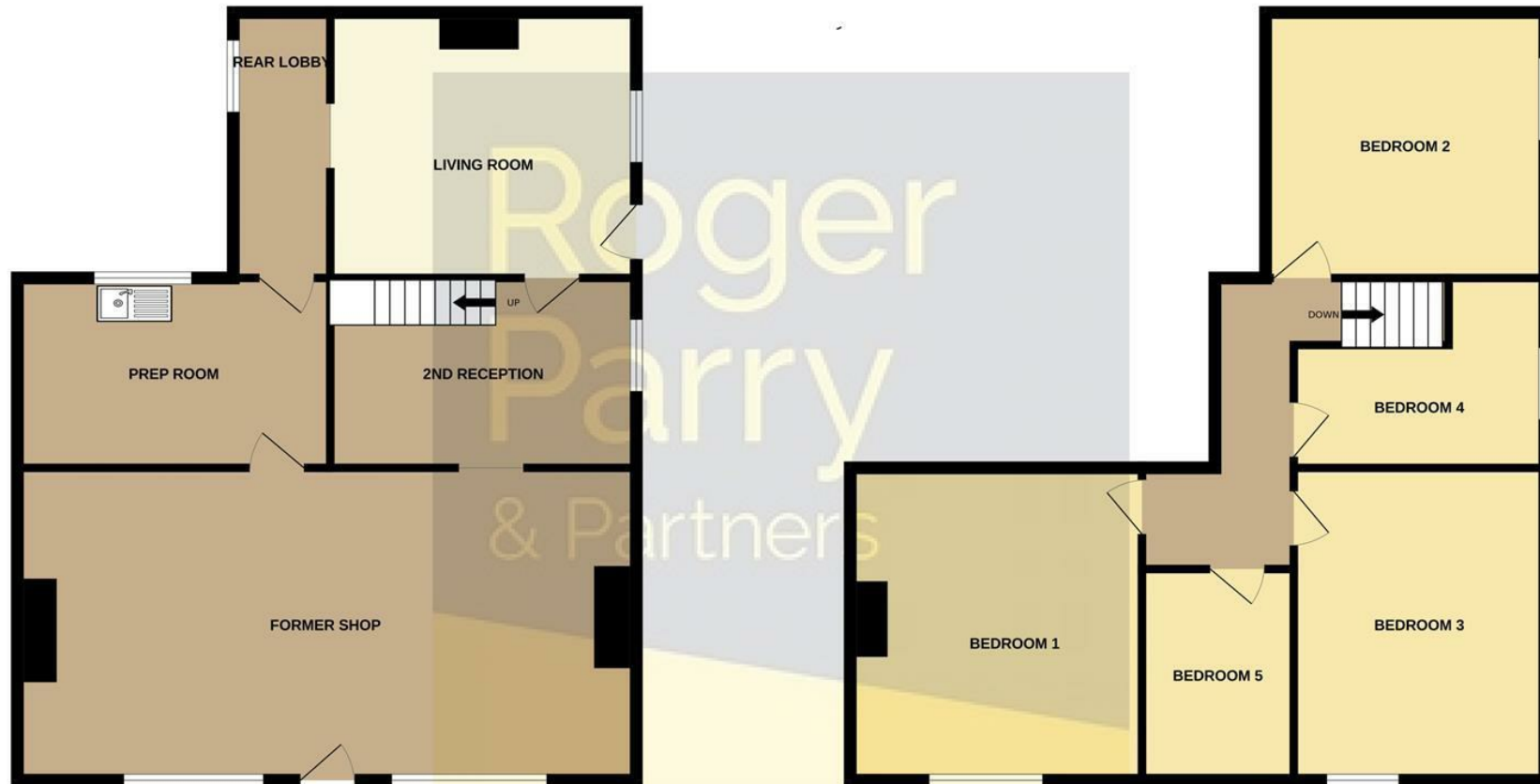




Floor Plan
(not to scale - for identification purposes only)

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BODARMON

265'1" (80.8)

HALLWAY

4'9" x 4'11" (1.47 x 1.52)

From the uPVC front door you enter a tiled hallway, with stairs in front up to the first floor. To the right, a door leads into the living room and to the left, a door leads to the dining room and kitchen beyond.

LIVING ROOM

11'9" x 12'11" (3.60 x 3.94)

A bright living space with plenty of natural light from a large window, this room benefits from a wooden parquet floor exposed brick fireplace with a solid wood mantle and a wood burning stove.

DINING ROOM / KITCHEN

7'2" x 29'7" (2.20 x 9.02)

A spacious dining area that could easily accommodate a large dining table, with a red quarry tile floor, feature fireplace, radiator and plenty of natural light, leading through to the modern, well-equipped kitchen with an electric cooker with induction hob and extractor hood above, solid wooden counter tops with storage cupboards below, a Belfast sink, an elegant tall radiator and space for a washing machine and fridge freezer. At the far end of the kitchen is an external door leading outside.

LANDING

9'10" x 2'10" (3.01 x 0.88)

BEDROOM 1

12'7" x 12'10" (3.86 x 3.92)

A good sized room with plenty of space for a double bed and associated bedroom furniture, with a built-in closet, pine floorboards and a wide radiator under a large window.

BEDROOM 2

11'10" x 12'11" (3.63 x 3.96)

An almost mirror image of bedroom 1, benefitting from the same space, pine floorboards, built-in closet and a wide radiator under a large window.

BATHROOM

6'10" x 7'11" (2.09 x 2.43)

This elegant partially tiled bathroom benefits from a fully tiled shower, a modern crow's feet bath with shower attachment, a solid wood cabinet with feature hand wash basin, a WC, pine floorboards and privacy glass in the window.

OUTSIDE

From the kitchen door you exit onto stone paving slabs which, together with an adjacent gravelled area, provides a parking bay for 3 vehicles. This then leads on to steps up to a large raised lawn. An air source heat pump is also located close to the kitchen door.

THE OLD POST OFFICE**FORMER SHOP**

28'6" x 14'4" (8.69 x 4.37)

With 2 windows and a door to the front. The flooring has been removed and stripped.

ENTRANCE PORCH

Wooden front door to:

LIVING ROOM

13'3" x 12'3" (4.04 x 3.73)

Wooden fire surround with tiled hearth, wood panelling to dado rail, tiled floor and uPVC double glazed window to the side aspect. Doors to 2nd reception and rear lobby.

2ND RECEPTION

13'3" x 12'3" (4.04 x 3.73)

With staircase to the first floor and a uPVC double glazed window to the side. Door to:

PREP ROOM

14'4" x 8'8" (4.37 x 2.64)

Stainless steel sink with cupboards under, window to rear, small sky light and low door to:

REAR LOBBY

Window to rear. Door to living room.

FIRST FLOOR LANDING**BEDROOM 1**

14'8" x 12'7" (4.47 x 3.84)

Fireplace with grate, exposed wooden floorboards and window to front.

BEDROOM 2

13'6" x 12'5" (4.11 x 3.78)

Fireplace with grate, exposed wooden floorboards and window to side.

BEDROOM 3

13'6" x 12'3" (4.11 x 3.73)

Exposed wooden floorboards and window to front.

BEDROOM 4

9'8" x 8'1" (2.95 x 2.46)

Exposed wooden floorboards and window to the side.

BEDROOM 5

9'9" x 6'2" (2.97 x 1.88)

Exposed wooden floorboards and window to front.

OUTSIDE

Driveway providing off road parking. Area laid to lawn with hedge to boundary. Corrugated outbuilding with a store and open shed. Outside W.C.

GENERAL NOTES**TENURE**

We understand the tenure is Freehold for both properties. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric is connected to both properties, although the supply to The Old Post Office may have been suspended. There is no central heating and water and sewerage is not connected to The Old Post Office. Bodarmon is mains water and drainage. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 20 Mbps & Superfast 80 Mbps. Mobile Service: Good

FLOOD RISK: The situation is the same for both properties, with flooding from rivers: Very Low Risk., flooding from the sea: Very Low Risk and flooding from surface water and small watercourses: Risk greater than 3.3% chance each year.

COUNCIL TAX BANDING: For Bodarmon, the Council tax Band is E and for The Old Post Office, the property is currently exempt. We would recommend the band for each property is confirmed during pre-contact 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: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.



Local Authority: Powys County Council
Council Tax Band: Post Office- exempt. Bodarmon - E
EPC Rating: Post Office- D. Bodarmon - E
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:

Leave Welshpool on the A458 Llanfair Caereinion/Dolgellau road and turn left for Castle Caereinion in just under 4 miles. Continue into the centre of the village where the property can be found on the left 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



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 a 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.