





Cranford, Llansantffraid, SY22 6AX

£490,000

This well presented substantial 3 bedroom, 3 bathroom detached house has been significantly improved by the current owners and enjoys views across countryside to the rear. Sat on a plot of approx 0.33 acres with generous parking and a garage/workshop. Viewings are highly recommended.



PORCH

Tiled floor and front door with side screens to:

ENTRANCE HALL

Parquet flooring and staircase to the first floor.

CLOAKROOM

Concealed cistern W.C, vanity wash basin with mixer tap, cupboard under and tiled splash back, wood effect flooring and window to side.

SITTING ROOM

Parquet flooring, 2 radiators, fireplace with wooden mantle, tiled hearth and inset calor gas log burner, UPVC French doors and side screens to the rear garden.

DINING ROOM

Parquet flooring, 2 radiators, fireplace with wooden mantle and tiled hearth. UPVC French doors and side screen to the rear gardens.

KITCHEN/BREAKFAST ROOM

Fitted with a range base of units that incorporate skirting drawers with granite worktops over, matching eye level cupboards, integrated double oven/microwave with cupboard below, stainless steel sink with mixer tap under UPVC window to front, 5 ring gas hob with concealed extractor hood over, UPVC French doors to the patio and garden and opening to:

BREAKFAST AREA

Log burner with recess below, UPVC bay window to front, radiator and tiled floor.

BOOT ROOM

Base cupboards with work surface over, tiled floor, 2 windows to the side, radiator, and doors to kitchen and:

UTILITY ROOM

Base cupboards with work surface over, eye level cupboards, white sink with mixer tap, tiled splash back, plumbing and space for washing machine, tiled floor and UPVC window to the side, and a plumbed in tumble dryer and dishwasher.

COVERED PORCH

Tiled floor, light, and door to:

BOILER ROOM

Built in cupboards and shelves, UPVC window to rear, hatch to loft with ladder, central heating boiler and water tank.

LANDING

UPVC window to the front and rear, walk in cupboard with built in wardrobes, door and staircase to loft room.

BEDROOM ONE

Radiator and UPVC window to rear with country side views. Door to:

EN SUITE SHOWER

Radiator, wood effect flooring, low level W.C, vanity wash hand basin with mixer tap and cupboards below, walk in shower cubicle with twin heads and glazed screen, part tiled walls, inset ceiling

lights, Upvc window to side, wood effect flooring, heated towel rail and airing cupboard with heater and slatted shelves.

BEDROOM TWO

Dual aspect with UPVC windows to side and to the rear with countryside views, radiator and door to:

EN SUITE SHOWER

Low level W.C, vanity wash basin with cupboards under, shower cubicle with twin heads, part tiled walls, inset ceiling lights radiator and uPVC window to front.

BEDROOM THREE

Radiator and uPVC window to rear enjoying countryside views.

BATHROOM

Vanity wash basin with mixer tap and cupboards under, low level W.C, panel with mixer tap and shower attachment, part tiled walls, radiator/towel rail and UPVC window to front.

OUTSIDE**GARDENS AND GROUNDS**

Electric gate leads to gravel driveway with generous parking and turning space.

Outside tap, greenhouse and wooden shed. A selection of fruit tress including apple, plum and pear, raspberries . 2 compost bins. The side is laid to lawn with flowers and shrubs.

To the rear of the property there is a large paved patio entertainment area with steps leading down to a lower level with a pond, patio area and well stocked flowers and shrubs.

GARAGE/WORKSHOP

Twin doors, windows and door to side, power and light.

GENERAL NOTES**TENURE**

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

SERVICES

There is a full fibre to the house and there's an EV charging point.

We are advised that mains electric, drainage and water are connected. Oil central heating. We understand the Broadband Download Speed is: Standard 16 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good Outdoor, Variable in home. 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.

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



Local Authority: Powys County Council

Council Tax Band: F

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:

What3words: ///amps.issuer.wink

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.