



Roger
Parry
& Partners

Hendafarn Meadow, Adfa, Newtown, SY16 3DD



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£350,000

This spacious 4 bedroom, 2 reception detached chalet house has gardens to the rear that enjoy countryside views. Benefitting from a cloakroom, utility room and boot room, bathroom and en suite. With garage and driveway, oil central heating and double glazing.



ENTRANCE

Having a uPVC front door and side screen to:

ENTRANCE PORCH

Tiled floor and wood and double glazed door and side screen to:

ENTRANCE HALLWAY

With staircase to the first floor with useful storage area under and wood effect flooring.

CLOAKROOM

Suite comprising low level W.C., pedestal wash hand basin, tiled floor, extractor fan, radiator and uPVC double glazed window to the rear.

LIVING ROOM

Feature fireplace, 2 radiators and uPVC double glazed French doors and side screen to the rear garden.

DINING ROOM

Wood effect flooring, radiator, French doors to the Living room and uPVC double glazed window to the front aspect.

KITCHEN/DINING ROOM

Fitted with a range of wood fronted base cupboards and drawers with work surfaces over, matching eye level cupboards, glass fronted display cupboards, built in pantry with shelving, one and a half bowl stainless steel sink with mixer tap under a uPVC double glazed window to the front aspect, part tiled walls, space for cooker with extractor hood over, plumbing and space for dishwasher, space for tall fridge freezer, wood effect flooring and radiator.

BOOT ROOM

Tiled floor, appliance space and door to the garage.

UTILITY ROOM

Tiled floor, base cupboards with work surface over, eye level cupboards, stainless steel sink with mixer tap, part tiled walls, plumbing and space for washing machine, appliance space, floor standing central heating boiler and Upvc double glazed window and door to the rear.

FIRST FLOOR LANDING

Ladder style radiator, hatch to loft and double glazed Velux style radiator.

BEDROOM 1

Radiator and uPVC double glazed window to the front with countryside views. Door to WALK IN WARDROBE and door to:

EN SUITE SHOWER

Low level W.C., pedestal wash hand basin, shower cubicle, tiled floor, radiator, sun tube and built in airing cupboard.

BEDROOM 2

Radiator and uPVC double glazed window to the front with countryside views.

BEDROOM 3

Radiator and double glazed Velux style window with countryside views.

BEDROOM 4

Radiator and uPVC double glazed window to the front with countryside views.

BATHROOM

White suite comprising low level W.C., panel bath, pedestal wash hand basin, tiled floor, radiator and sun tube.

OUTSIDE**FRONT**

Tarmac driveway and off road parking. Laid to lawn with hedge to boundary. Path around side to rear.

REAR

Laid to lawn with two decked entertainment areas, hedge to boundary and countryside views. Large wooden shed to the side. There is an area separated by a low hedge with a metal shed and opening to the side with parking area and lawn.

GARAGE

Up and over door, loft storage, door to side and uPVC double glazed window to the rear.

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 (via a pump) and water are connected. Oil central heating. We understand the Broadband Download Speed is: Superfast 56 Mbps. Mobile Service: Good Outdoor. We understand the Flood risk is: Flooding from rivers- Very Low Risk. Flooding from the sea- Very Low Risk. Flooding from surface water and small watercourses- Low Risk. We would recommend this is verified during pre-contract enquiries.

SURVEYS

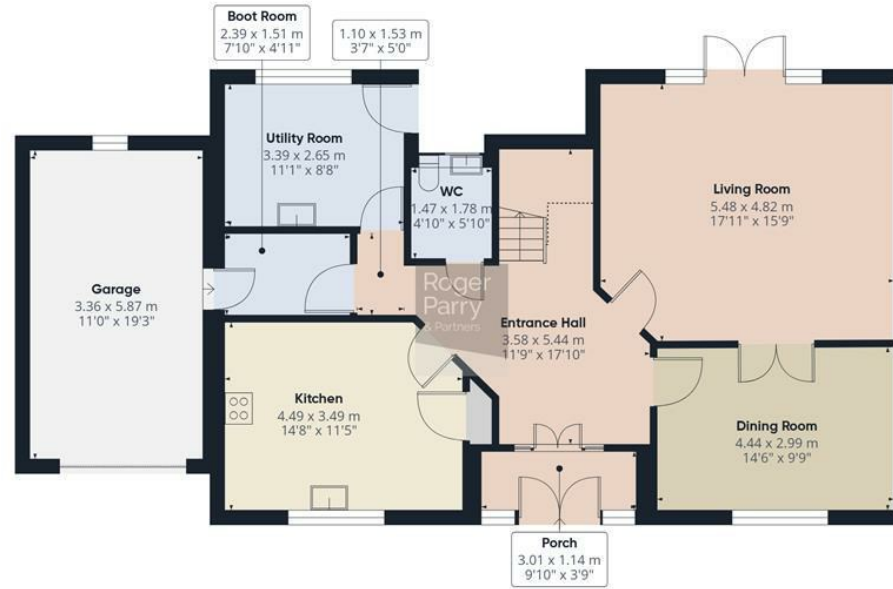
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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)



Ground floor



Floor 1



Approximate total area⁽¹⁾

183.2 m²
1972 ft²

Reduced headroom

12.6 m²
135 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

Local Authority: Powys County Council

Council Tax Band: F

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:

What3words: ///apricot.sprinter.slumped

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.