





Ty Hir, Mount Road, Llanfair Caereinion, Welshpool, SY21 0BH

£390,000

This well presented 3 bedroom, 2 bathroom detached home enjoys far reaching countryside views as well as views across the town. Having flexible accommodation with a downstairs bedroom and wet room, utility room, cloakroom, kitchen/dining room, living room and integral garage. NO ONWARD CHAIN.

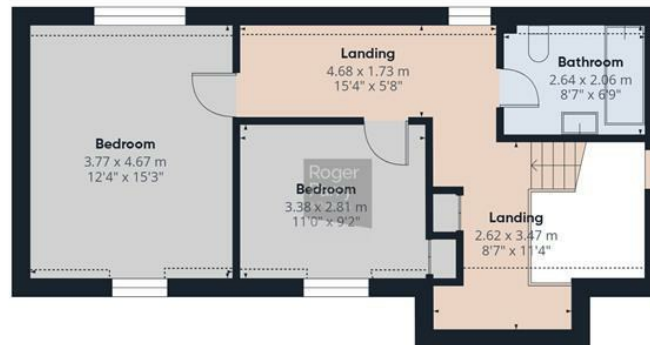




Floor Plan (not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

169.9 m²
1827 ft²

Balconies and terraces

5.7 m²
61 ft²

Reduced headroom

7.8 m²
84 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

DESCRIPTION

This well presented property was built for current owner in 2009 and offers flexible living with wheel chair friendly access and doors, as well as a ground floor bedroom and wet room. Heated by underfloor heating on the ground floor and radiators on the first floor with oak skirting and doors downstairs. The oak staircase is a particular feature and there is access to a partially boarded loft space from the staircase. There is ample off road parking and turning which leads to a spacious garage with electric door. The gardens are spacious and well presented and enjoy countryside and town views.

LOCATION

The popular town of Llanfair Caereinion offers a range of local shops which include convenience stores, butchers, take aways and public houses. The town also has a doctors and dentists. Llanfair Caereinion has both primary and secondary schools. There are good road links to Newtown approximately 11 miles, Welshpool approximately 8 miles and Shrewsbury approximately 27 miles.

The railway station at Welshpool runs services to Shrewsbury, Birmingham and beyond.

ENTRANCE

Having a uPVC front door and side screen to:

ENTRANCE HALLWAY

A spacious entrance hall with uPVC double glazing to the sides, built in cloaks cupboard, feature oak staircase to the first floor and opening to:

REAR HALLWAY

With double glazed bi fold doors leading out to the rear patio and gardens and having far reaching countryside views.

LIVING ROOM

A light triple aspect room with uPVC double glazed windows to the front, side and a bay window to the rear with window seat with storage under, to make the most of the far reaching countryside views. Oak fireplace with tiled hearth and inset wood effect fire. (Suitable for an open fire if required)

DOWNSTAIRS BEDROOM

Having a uPVC double glazed window to the front aspect.

WET ROOM

Low level W.C., vanity wash hand basin with mixer tap and drawers below, walk in shower, heated towel rail, part tiled walls, shaver socket, extractor fan and uPVC double glazed window to the rear.

KITCHEN/DINING ROOM

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, display shelving, pull out basket storage, one and a half bowl stainless steel sink with mixer tap under a uPVC double glazed window to the rear aspect enjoying far reaching views, part tiled walls, space for cooker with concealed extractor hood over, further appliance space, uPVC double glazed window to the front aspect and door to:

UTILITY ROOM

Base and eye level cupboards, work surface, Belfast style sink with mixer tap under a uPVC double glazed window to the rear aspect with countryside views, appliance space, boiler cupboard housing the central heating boiler and solar thermal heat store'. Sliding door to cloakroom, uPVC door to the rear and door to the garage.

CLOAKROOM

Low level W.C., pedestal wash hand basin with mixer tap and tiled splash back, extractor fan and uPVC double glazed window to the side.

FIRST FLOOR LANDING

A light and airy space with 3 double glazed Velux windows and a high level window, 2 radiators, built in eaves storage and airing cupboard with radiator and slatted shelving.

BEDROOM 1

Built in wardrobes and shelving, 2 radiators, uPVC double glazed window to the front and 2 double glazed Velux windows to the rear with far reaching countryside views.

BEDROOM 2

Built in cupboard, radiator and uPVC double glazed window to the front aspect.

BATHROOM

Suite comprising low level W.C., vanity wash hand basin with mixer tap and drawers below, bath with mixer tap and shower attachment, part tiled walls, extractor fan, heated towel rail and double glazed Velux window to the rear.

OUTSIDE

Front gate leading to the gravel driveway providing generous parking and turning space. To the front of the property there is a raised bed with flower and shrubs and a hedge to boundary. Path and low ramp to the front door. Path leading around the side of the property.

GARAGE

Integral garage with electric up and over door, uPVC double glazed window to the side aspect, hatch to loft space, built in storage cupboard and further cupboards, drawers and shelving.

REAR GARDENS

The rear gardens are a generous size and are mainly laid to lawn with flower and shrub beds, apple trees, summer house, patio entertainment area enjoying far reaching countryside views. Bounded by fencing with a gate leading to the driveway.

GENERAL NOTES**SERVICES**

We are advised that mains electric, water and drainage services are connected. Oil central heating. Solar panels for hot water. We understand the Broadband Download Speed is: Standard 16 Mbps & Superfast 80 Mbps. Mobile Service: Good. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

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.

AGENTS NOTE

Some of the photos have had furniture virtually staged.



General Services:

Local Authority: Powys County Council

Council Tax Band: E

EPC Rating: C

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 take the A458 to Llanfair Caereinion. Turn left into the town over the river bridge and after a short distance turn left immediately after the Chip shop, with the Spar on the right go up Mount Road. As you leave the town, at the speed limit sign turn right and immediately left into the property. What3words:

///waitress.footballers.downcast

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.