





**Bodarmon, Cwm Lane, Castle Caereinion, Welshpool, SY21 9AL**  
**£210,000**

This 2 bedroom semi detached cottage has been recently renovated and offers a kitchen/dining room, living room with log burner and a 4 piece family bathroom. Situated within a popular village with off road parking and a generous garden. No onward chain.



**ENTRANCE PORCH**

Front door to:

**ENTRANCE HALL**

Original tiled floor, radiator and staircase to the first floor.

**LIVING ROOM**

Wooden parquet flooring, radiator, log burner with oak mantle, picture rail and uPVC double glazed window to the front aspect.

**DIING ROOM**

Quarry tiled floor, radiator, understairs storage cupboard, uPVC double glazed window to the front aspect and opening to:

**KITCHEN**

Fitted with a range of base cupboards and drawers with wooden work surfaces over, tall storage cupboard, display shelving, white butler style sink with mixer tap under a uPVC double glazed window to the rear, appliance space for cooker, washing machine and fridge freezer. Radiator, quarry tiled floor, tall ladder radiator, .

**FIRST FLOOR LANDING****BEDROOM 1**

Dual aspect with uPVC double glazed windows to the front and rear, exposed wooden floorboards, built in cupboard, radiator and picture rail.

**BEDROOM 2**

Dual aspect with uPVC double glazed windows to the front and rear, exposed wooden floorboards, built in cupboard, radiator, hatch to loft and picture rail.

**BATHROOM**

Suite comprising low level W.C., roll top bath with mixer tap and shower attachment, separate fully tiled shower cubicle with twin heads, vanity wash hand basin with mixer tap and cupboards below, part tiled walls, exposed beams, engineered oak floor and uPVC double glazed window to the rear.

**OUTSIDE****GARDENS**

Generous gardens mainly laid to lawn with some being re seeded and hedge and shrubs to the boundary. Corrugate shed.

**PARKING**

Double gates lead to off road parking for 2 cars. Steps lead up to the gardens.

**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. Air source central heating and hot water with RHI payment. We understand the Broadband Download Speed is: Standard 20 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good outdoor. We understand the Flood risk is: Flooding from rivers- Very Low. Flooding from the sea- Very Low. Flooding from surface water and small watercourses-Risk greater than 3.3% chance each year. 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.

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



## General Services:

### Local Authority:

**Council Tax Band:**

**EPC Rating:** E

### Tenure:

**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 and turn left into Cwm Lane where the property can be found on the left hand side as indicated by our For sale board.

### 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.