

Roger Parry & Partners

Bwthyn Celyn, Pant, Adfa, Newtown, SY16 3DG





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£395,000

This 2 bedroom detached cottage was completely renovated in 2022 and sits on a plot of approximately 2.62 acres with an American Barn with 6 stables. Having solar panels with batteries, LPG central heating and 2 log stoves. Viewing recommended.













LIVING ROOM
Dual aspect with uPVC double glazed French doors and side screens to the front and uPVC double glazed window to the rear, feature stone fireplace with original oak beam, inset log burner and adjacent bread oven. Door to:

INNER HALL
Staircase to the first floor and door to:

KITCHEN
Belfast sink with mixer tap and cupboard below. Base cupboards, wooden work surfaces, wall mounted Worcester central heating boiler, ESSE wood fired range with oven and twin hobs, uPVC double glazed window to the front and rear and door to front.

FIRST FLOOR LANDING
With restricted head room and uPVC double glazed window to the front aspect with countryside views.

BEDROOM ONE
With restricted head room, feature stone chimney breast and dual aspect with double glazed Velux style windows to front and rear.

BEDROOM 2
With restricted head room, double glazed Velux style window to rear and exposed flue.

BATHROOM
With restricted head room, 'P' shaped bath with twin shower heads over, low level W.C., vanity circular wash hand basin with mixer tap and cupboard under, part tiled walls, wood effect flooring, heated towel rail and double glazed Velux style window to the front.

OUTSIDE

GARDENS
Gate to the cottage gardens that are laid to gravel with raised flower and shrub borders. The gardens surround the cottage with a gate to the track and a gate to the parking area.
Further area of sloped garden laid to rough grass with trees.

OFF ROAD PARKING
Gravel parking area for 2 cars. Area laid to grass.

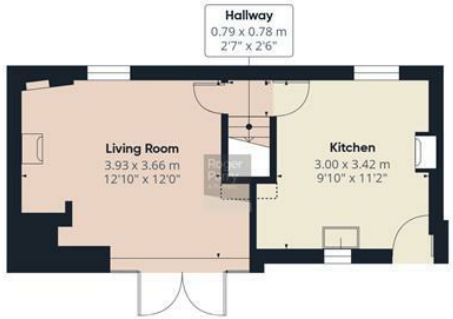
PADDOCK 1
Being approximately 1.3 acres (0.528 hectares) and having stock fencing and water. Gate to the track and gate to the further paddock.

PADDOCK 2
Being approximately 0.37 acres (0.149 hectares) and having a HAY BARN- with plastic sheet roof and floor. Fenced vegetable bed.
AMERICAN BARN- with 6 stables.

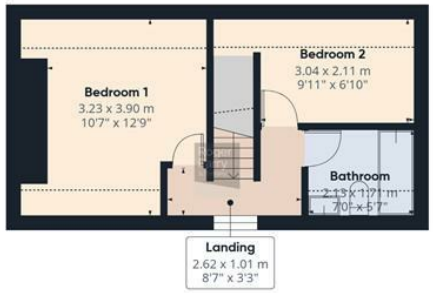
PADDOCK 3
Further area of sloped paddock laid to rough grass with trees. Approx 0.7 acre.

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 water is connected. Bio waste treatment plant. LPG gas central heating. 2 log burners. Our vendor advises us that electricity will be connected to the mains prior to completion. Solar panels with battery storage. We understand the Broadband Download Speed is: Superfast 42 Mbps. Mobile Service: Good. Flood risk - 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.

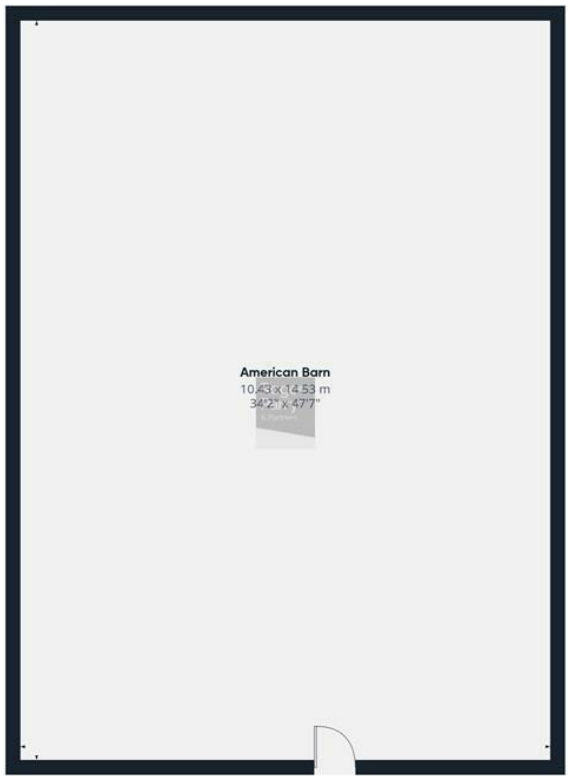
Floor Plan
(not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2

Approximate total area(1)

204.9 m²
2204 ft²

Reduced headroom

6.6 m²
71 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: C
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: ///winemaker.nodded.decorator

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

Roger Parry & Partners



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 t o 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 s hould 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 b een 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.