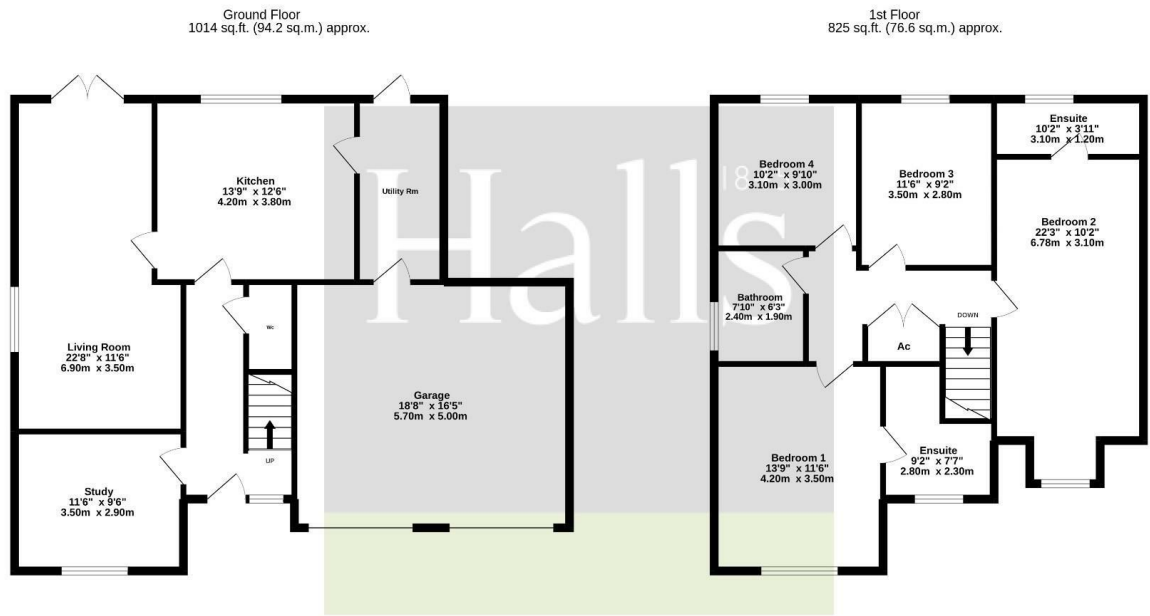


FOR SALE

Plot 2 Rowan Court, Caerhowel, Montgomery, Powys, SY15 6HF



FOR SALE

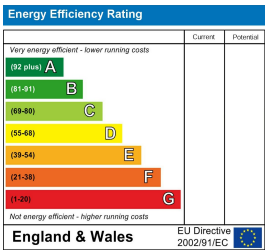
£390,000

Plot 2 Rowan Court, Caerhowel, Montgomery, Powys, SY15 6HF

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An exclusive small development of four detached family houses, all with four bedrooms and double garages, with gardens enjoying views over countryside on the outskirts of the popular village of Caerhowel. Plot 2 property is nearing completion and is offered for sale – Plots 3 and 4 properties are complete and occupied.



01938 555 552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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01938 555 552



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Select Development in a Small Village
- Architect Designed
- Extremely Well-Appointed
- Double Garage
- Views Over Countryside
- Edge of Village Location

DESCRIPTION

Halls are delighted with instructions to offer this select new development on the outskirts of the hamlet of Caerhowel, near Montgomery, for sale by private treaty.

Plot 2 is a luxuriously appointed and very well designed four bedroom detached family house with an integral double garage, block paved drive and good sized gardens enjoying views over countryside.

The internal accommodation, which extends to around 150 sq.m. (excluding integral double garage), has been designed to provide a sociable and family friendly layout. It comprises, on the ground floor, a Kitchen/Breakfast Room with separate Utility Room, Living Room, Study and downstairs Cloakroom together with four first floor Bedrooms (Bedrooms one and two with en-suite facilities) and in addition a family Bathroom. The property has an oil fired central heating system - with underfloor heating to the ground floor and conventional radiators to the first floor, it also has double glazed windows and external doors. The purchase will include an ABC+ warranty.

Externally, the property will be complimented by a block paved and gravel driveway, providing ample parking space leading to an integral double garage.

The garden, which enjoys views over the countryside, will include a paved patio area, providing an ideal space for outdoor entertaining that leads on to an area that is due to be turfed, allowing the purchaser to then landscape according to their own individual tastes and preferences.

The sale of Plot 2 does, therefore, provide an excellent opportunity for purchasers to acquire a very well situated, detached, newly constructed family house in this select village development. The property is finished to a high specification.

N.B.

N.B. - This property is nearing completion and is available for immediate reservation. The remainder of the development will be completed in due course.

SITUATION

The development is situated on the edge of Caerhowel village with open countryside on two sides – it is within a short walk of the centre of the village. Caerhowel is a popular village, providing a well-regarded country pub and has excellent transport links to the county town of Montgomery (2 miles) and the town of Welshpool (7 miles) both of which provide a comprehensive range of amenities.

DIRECTIONS

The postcode of the property is SY15 6HF

What3Words reference for the property is eyebrows.triathlon.admire

SPECIFICATION

The property will be completed to a high specification, including:-

- High quality fitted kitchen with granite worktops and matching granite upstand – including a range cooker, canopy extractor, built-in microwave, as well as a dishwasher and a fridge-freezer, both integrated.
- Fitted utility with sink and spaces for freestanding appliances. Oil fired boiler.
- Floor coverings:- Oak boarding in Hallway and Office. Ceramic tiles in Kitchen, Utility, Cloakroom, Bathroom and En-suites. Remaining rooms prepared for carpeting by purchaser.
- Softwood stairs with oak hand rails, newel posts and spindles.
- Oak internal doors.
- Quality sanitaryware in the bathroom and en-suites including high specification shower panelling.

GROUND FLOOR

- Reception Hall
- Living Room 6.9m x 3.5m
- Office 3.5m x 2.9m
- Kitchen/Breakfast Room 4.2m x 3.8m
- Utility Room 3.8m x 1.8m
- Cloakroom

FIRST FLOOR

- Bedroom One 4.2m x 3.5m
- En Suite Shower Room 2.8m x 2.3m
- Bedroom Two 4.7m x 3.1m
- En Suite Shower Room 3.1m x 1.2m
- Bedroom Three 3.5m x 2.8m
- Bedroom Four 3.1m x 3m
- Family Bathroom 2.4m x 1.9m

OUTSIDE

The property will be approached over a block paved or gravelled drive providing ample parking space leading to an:

INTEGRAL DOUBLE GARAGE

Approx 5.6m x 5.6m

SERVICES

The property will have the benefit of mains water and electricity. Drainage is to a private treatment plant, operating exclusively for the owners on the development. The successful purchaser of the property will become a member of the development management group.

RESERVATION PROCESS

A non-refundable deposit of £1000 (to be held by the Vendor) will be required on agreement of an offer to reserve the property. At which point the Vendor's solicitor will be instructed to issue the contract documentation. An exchange of contracts will need to take place within 8 weeks of the issue of a draft contract with a Completion date to be confirmed dependant on the stage at which the build has reached. However, should the Purchasers fail to proceed to an exchange of contracts within in the required timescale, the deposit will be retained by the Vendor to cover abortive costs.

DISCLAIMER

The images and photographs used in the sale particulars have been artificially produced to show a projection of the finished property or are photographs taken of previous properties constructed by Dastpech Ltd. The site layout may be subject to alterations during the construction process which may differ from the plans provided and the elevated projected images within these particulars.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

VIEWINGS

Strictly by appointment only with the letting agents Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel No: 01938 555552 Email: welshpool@hallsrgb.com

LOCAL AUTHORITY

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001