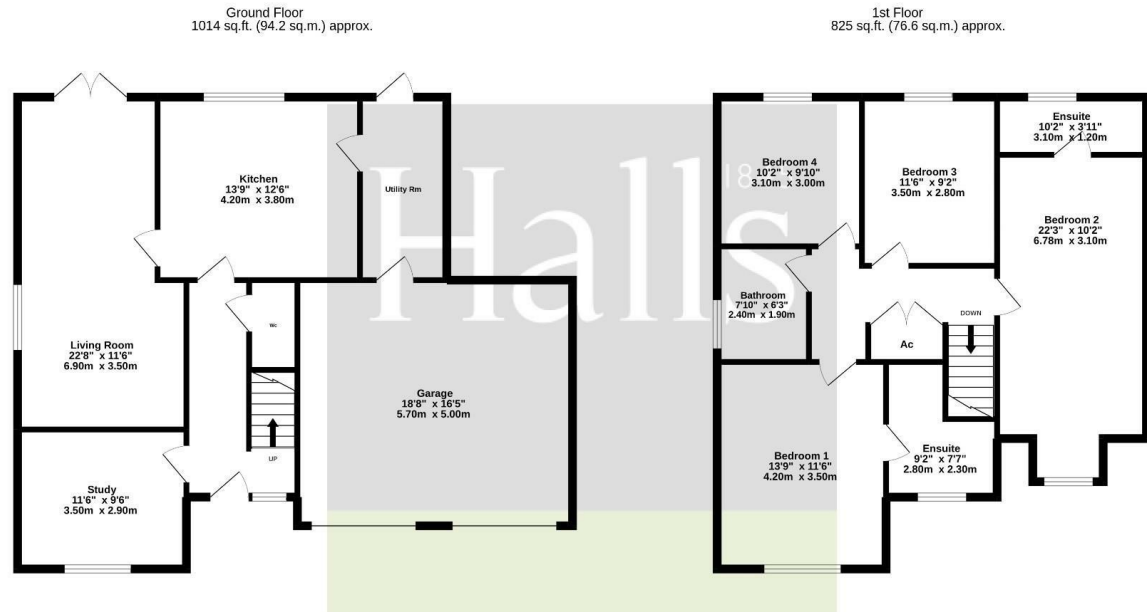


FOR SALE

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



TOTAL FLOOR AREA: 1838 sq.ft. (170.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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FOR SALE

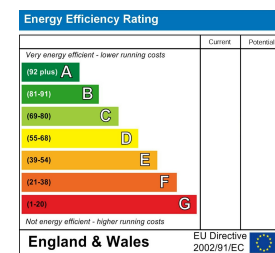
£390,000

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



(PLOT 2)

An exclusive new development of four luxuriously appointed four bedroom detached family houses with double garage, drive and gardens enjoying views over countryside in an extremely popular location on the outskirts of the hamlet of Caerhowel. This plot has not been built yet, it is in the footings stage.



01938 555 552

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



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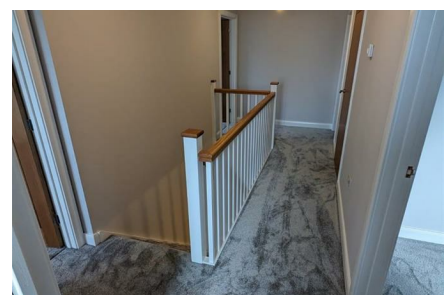
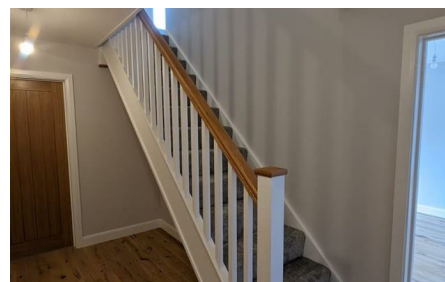
2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Select Village Development
- Very Well Designed
- Luxuriously Appointed
- Integral Double Garage
- Views over Countryside
- Edge of Hamlet Location

The gardens will include a paved patio area providing an ideal space for outdoor entertaining leading on to a good sized area of lawn which will be grass seeded allowing a purchaser to landscape according to ones own individual tastes and preferences. The gardens enjoy lovely views over countryside.

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 edge of hamlet development. The property will be finished to a high specification with the added opportunity of having input into the final finish (subject to early reservation and necessary deposit).

**N.B.**

The new development at Caerhowel is currently in the course of construction. The property is available for reservation immediately, it has not been built just in the initial footings stage at present. THE INTERNAL IMAGES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY, CARPETS ARE NOT INCLUDED

**SITUATION**

The new development at Caerhowel is situated in a picturesque edge of hamlet location with open countryside to two sides and within a short walk to the centre of the popular hamlet of Caerhowel. Caerhowel is a charming rural hamlet providing a well regarded country pub and with excellent transport links to the popular village of Montgomery (2 miles) and the town of Welshpool (7 miles) both of which provide a more comprehensive range of amenities of all kinds.

**DIRECTIONS**

From Welshpool take the A483 south for around 6 miles and turn left opposite the Nags Head Public House towards Montgomery. Continue for around 1 mile and turn left before the railway bridge in to the hamlet of Caerhowel. Turn left immediately after the Lion Hotel and the development will be situated after a short distance on your left hand side.

**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. This house has not been built.

The internal accommodation, which extends to around 1500 sqft (excluding integral double garage) and has been designed to provide a sociable and family friendly layout, comprising, 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 a family Bathroom. The property will benefit from an oil fired central heating system (with underfloor heating to the ground floor and conventional radiators to the first floor), double glazed windows and doors throughout and will include an ABC+ warranty.

Outside, the property will be complimented by an extensive block paved drive providing ample parking space leading to an integral double garage.

**SPECIFICATION**

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

- High quality Kitchen units with xx worktops
- Integrated appliances including dishwasher and fridge freezer?
- Floor coverings including timber floors, tiled areas in bathrooms etc.
- Soft wood stairs with oak hand rails and spindles
- Oak internal doors
- Quality sanitary wear to the bathroom and en suite with flooring and wall tiling included (choice of tiling/shower boards)

**GROUND FLOOR**

- Reception Hall
- Living Room 6.9m x 3.5m
- Study 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

**GARDENS**

There will be a paved patio area to the rear providing an ideal space for outdoor entertaining leading on to a good sized area of lawn which will be grass seeded allowing a purchaser to landscape to their own individual tastes and preferences.

**SERVICES**

The property will have the benefit of mains water and electricity. Drainage will be to a private system with full details to be confirmed shortly.

**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@halls.gb.com

**LOCAL AUTHORITY**

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