



9 Heatherwood, Forden, Welshpool, Powys, SY21 8LQ

£255,000

A 4 bedroom detached house in an excellent setting on the fringe of the village. Accommodation provides: Entrance Hall, Guest Cloakroom/WC, Living Room, Dining Room, Kitchen, Utility, Main Bedroom With En-suite Shower Room, 3 Further Bedrooms, Family Bathroom, Integral Garage, Driveway Parking For 3 Cars, Garden, New Boiler, Cavity Wall Insulation, Super Fast Broadband, Open Views Across Open Countryside To The Rear.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises:

Canopied Storm Porch, double glazed entrance door.

Entrance Hall

Staircase leads to First Floor Landing.

Cloakroom

Fitted with Wash basin and WC.

Living Room 14' 5" x 11' 8" (4.39m x 3.55m)

Walk in double glazed bay window overlooking rear garden with views over countryside beyond.

Dining Room 12' 9" into bay x 8' 6" (3.88m x 2.59m)

Walk in double glazed bay window to the front.

Kitchen 10' 4" x 8' 10" (3.15m x 2.69m)

Fitted with range of units, work tops, sink unit, double glazed rear window.

Utility Room 6' 0" x 5' 1" (1.83m x 1.55m)

Fitted with range of units, work surface, inset sink unit, door to the side.

First Floor Landing

Built in cupboard.

Bedroom 1 11' 9" x 10' 11" (3.58m x 3.32m)

2 double glazed windows, built in double wardrobe.

En Suite Shower Room

Fitted with shower cubicle, wash basin, WC, double glazed front window.

Bedroom 2 12' 8" x 8' 4" (3.86m x 2.54m)

Built in wardrobe, double glazed window enjoying open rear aspect.

Bedroom 3 9' 9" x 8' 2" (2.97m x 2.49m)

Built in wardrobe, double glazed window overlooking garden and open countryside.

Bedroom 4 9' 9" x 7' 0" (2.97m x 2.13m)

Double glazed window enjoying similar views to Bedroom 3.

Family Bathroom

Fitted with 3 piece suite including bath, wash basin, WC, double glazed side window.

Outside - Front

Double width driveway provides ample parking and access to Garage.

Integral Garage

Up and over door, service door to the side.

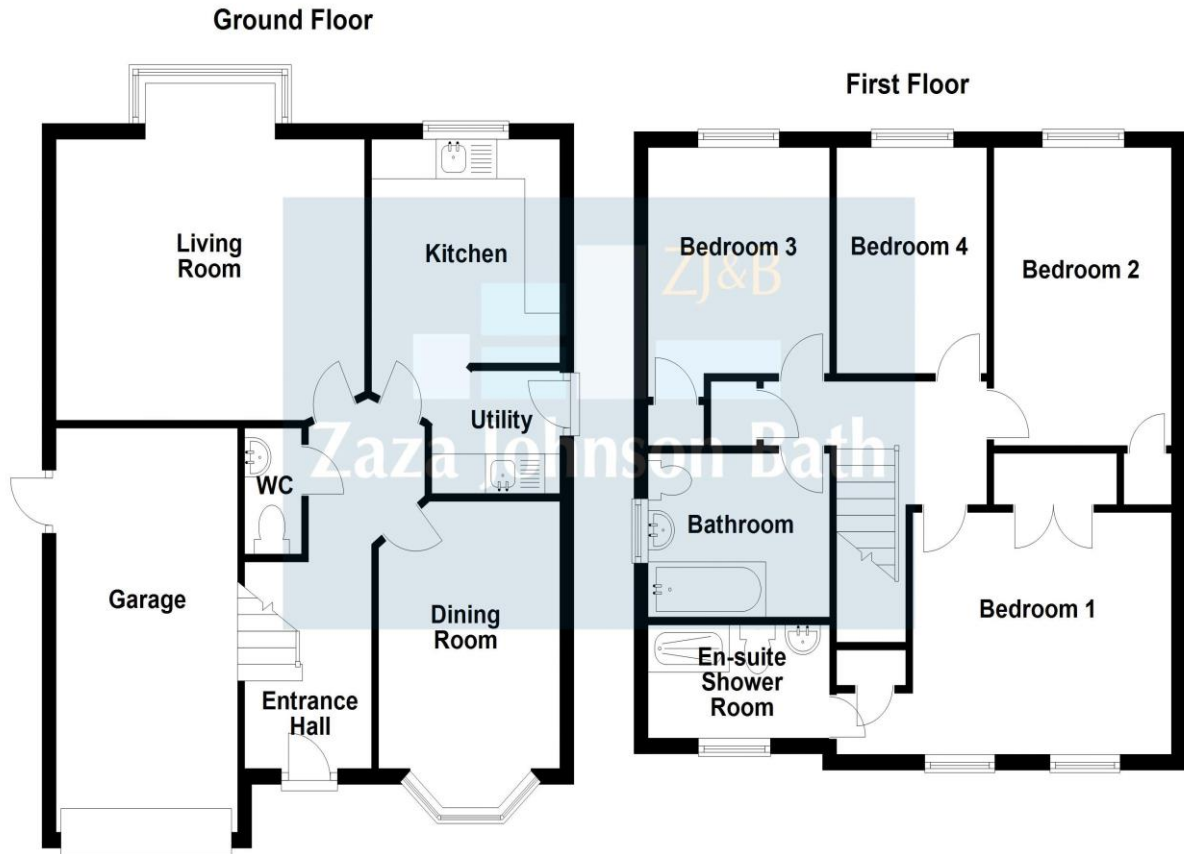
Rear Garden

Predominantly laid to lawn, selection of shrubs and trees, open aspect to the rear and the garden is enclosed by fencing.

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

VACANT POSSESSION UPON COMPLETION



9 Heatherwood, Forden

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

9 Heatherwood Forden WELSHPOOL SY21 6JQ	Energy rating D	Valid until: 18 August 2031 Certificate number: 9809-1128-6006-1748-1296
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Property type: Detached house

Total floor area: 131 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	78 C
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage