

# BOWEN

PROPERTY SINCE 1862



Asking Price £220,000

Plot 1, Long Mountain View, Trewern,  
Welshpool, SY21 8EE

🏠 2 Bedrooms

🚿 1 Bathroom

## Plot 1, Long Mountain View, Trewern, Welshpool, SY21 8EE



### General Remarks

*\*\*\*Help to Buy Wales available on this plot\*\*\**

For further details, contact our Oswestry office.

A well designed two bedroom detached bungalow situated within this new development of nine plots, located on the fringes of Trewern near Welshpool. The site itself is easily accessible from the surrounding transport network and offers a selection of four different house types.

There is a delightful aspect from the site onto the adjoining countryside with Long Mountain beyond. The properties will be warmed by air source underfloor heating and are fully double glazed with fibre broadband also to the properties.

Plot 1 is located at the entrance to the development on the left hand side and includes off road parking for two cars, with gardens to the side and rear. Double doors from both the Sitting Room and Kitchen/Diner link with the gardens. Choices are available for buyers to personalize the Kitchens and floor coverings, while the gardens include a paved patio and turfed lawns.

**Location:** Long Mountain View is located on the fringes of the village of Trewern, conveniently located circa 4.5 miles from Welshpool. The village includes a Primary School and Italian Restaurant, while direct access onto the A458 provides links to Shrewsbury (14 miles). Oswestry is also accessible via the A483 (17 miles) and rail links are available at the station in Welshpool. National Trust properties such as Powis Castle are close at hand and the surrounding countryside provides access to a variety of outdoor pursuits including walks/hikes at Rodney's Pillar on the nearby Breidden Hill.

**Primoris Homes Ltd:** Primoris Homes Ltd - The word 'Primoris' is Latin and means first or foremost, exactly what Primoris Homes are aiming to be is the foremost quality builders of desirable homes in the area. This small family run company have built up an enviable reputation for building attractive developments, which



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We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

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

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

offer contemporary, flexible living spaces to suit the needs of their customers. The build quality of every new Primoris development is of utmost importance to the company who ensure the best materials are used and that quality workmanship and attention to detail are evident throughout. Every new home by Primoris is built to exacting standards and backed by a ten year LABC warranty.

**Long Mountain View:** Long Mountain View comprises a nine plot new build development including a selection of 2 or 3 bedroom bungalows, 3 bedroom semi detached houses and four bedroom detached houses. The properties will be finished to a high standard both internally and externally. Please contact our Oswestry office and one of the team

would be happy to arrange a viewing on site so that the properties and internal finishes on offer can be explained in more detail.

### Accommodation

A part glazed door leads into:

**Hallway:** With storage cupboard and doors off to:

**Sitting Room:** 14' 3" x 9' 8" (4.35m x 2.95m) With double doors out to gardens.

**Kitchen/Diner:** 16' 5" x 9' 8" (5.00m x 2.95m) With double doors out to gardens.

**Bedroom 1:** 12' 8" x 10' 2" (3.85m x 3.10m) max



*Illustrative purposes only*





**Bedroom 2:** 11' 4" x 6' 9" (3.45m x 2.05m)

**Bathroom:** 6' 5" x 5' 11" (1.95m x 1.80m)

**Outside:** The property includes a driveway providing two parking spaces. A gated access leads to the gardens at the side and rear. These include pedestrian paths, a paved patio and turfed lawns.

**Specification :** Specification - • LABC 10 year warranty • Air source heat pump with underfloor heating on ground floor • UPVC maintenance free anthracite uPVC windows • Choice of kitchen – with integrated oven/hob, dishwasher and fridge/freezer\* • Choice of ceramic floor tiles and carpets\* • Contemporary white bathrooms with chrome fittings • En-suite bathroom to selected master bedrooms • White Dordogne panel doors • Garages\*\* • Fire alarms & sprinkler system • BT Fibre Broadband to all plots • Large plots bordering open countryside • Turfed front and rear gardens • Maintenance free Anthracite grey UPVC Soffit and fascias \* At relevant stage and as specified for individual house types – ask for details. \*\* Available on some plots. The specification of each house type may vary. Please ask for more details on specific plots

**Tenure and Management Charge:** We are informed that the property will be freehold subject to vacant possession on completion. A management company will be put in place to cover the common areas and sewage treatment plant. Each property will be subject to a management charge. The details on this are to be

confirmed but we are informed this will be a maximum of £40.00 per month.

**Reservation :** You can reserve this property by paying a reservation fee which will go towards the purchase price. The fee will ensure the property is reserved in your name and the price is held for an agreed period while the legal processes are completed. Please ask for further details.

**Services:** We have been informed by the seller that the property will benefit from mains water and mains electricity with a sewage treatment plant installed for the nine plots in the development.

**EPC Rating:** EPC Rating - T.B.C. once plot's construction is complete.

**Council Tax Band & Local Authority:** Council Tax Band - T.B.C. Powys County Council.

**Directions:** From Shrewsbury - Take the A458 West (signposted Welshpool) Upon reaching the village of Trewern continue until a sharp left hand bend, before you continuing around the corner, take the right onto Criggion Lane. The site is on your left after 100 yards.

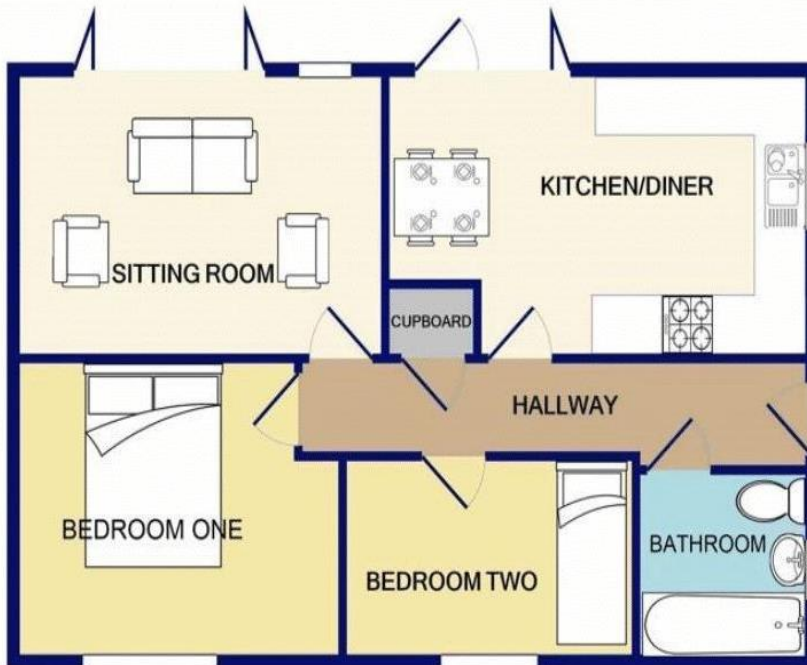
From Welshpool - Take the A458 east (Signposted Shrewsbury) and continue until reaching the village of Trewern. Pass the school and as the road begins to turn right, take the left hand turn onto Criggion Lane. The site is on your left after 100 yards.

What Three Words -

<https://what3words.com/vessel.exist.chess>



## Two Bedroom Detached Bungalow Floor Plan (Plots 1 & 2) (not to scale for identification purposes only)



### Sitting Room

9' 7" x 14' 3" (2.95m x 4.35m)

### Kitchen/Diner

9' 7" x 16' 4" (2.95m x 5m)

### Bedroom One

10' 2" x 12' 6" (3.10m x 3.85m)

### Bedroom Two

6' 7" x 11' 3" (2.05m x 3.45m)

### Bathroom

5' 9" x 6' 4" (1.80m x 1.95m)

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## Protection for new-build home buyers

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