

BOWEN

PROPERTY SINCE 1862



Asking Price £325,000

3 Bedrooms 2 Bathrooms

Plot 3, Long Mountain View, Trewern,
Welshpool, SY21 8EE

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General Remarks

A spacious three 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 this plot 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 3 is located in the left hand corner of the site adjoining the fields with views of the countryside beyond. Notable features include a large Sitting Room, double doors from the Kitchen/Diner which lead out onto the gardens and En Suite facilities to Bedroom 1. Three off road parking spaces alongside a detached single garage are also provided to this prime plot in the development. 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 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: Built in storage cupboard and doors off to:

Sitting Room: 17' 10" x 12' 8" (5.44m x 3.85m) With double doors to Kitchen/Diner.

Kitchen/Diner: 21' 5" x 9' 8" (6.54m x 2.95m) With double doors onto gardens.

Bedroom 1: 9' 8" x 9' 6" (2.95m x 2.90m) Built in wardrobe and door to:

En Suite: 9' 8" x 2' 11" (2.95m x 0.90m)

Bedroom 2: 10' 8" x 10' 4" (3.25m x 3.15m) max

Bedroom 3: 9' 0" x 8' 4" (2.75m x 2.55m)

Bathroom: 9' 8" x 5' 9" (2.95m x 1.75m) max

Outside: To the front of the property is the driveway and detached single garage. A further driveway is located on the one side with extensive gardens to the other side and rear, including a paved patio and pedestrian path.

Garage: 18' 3" x 8' 8" (5.56m x 2.63m) With door to driveway and pedestrian door to side.

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





For illustrative purposes only







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>

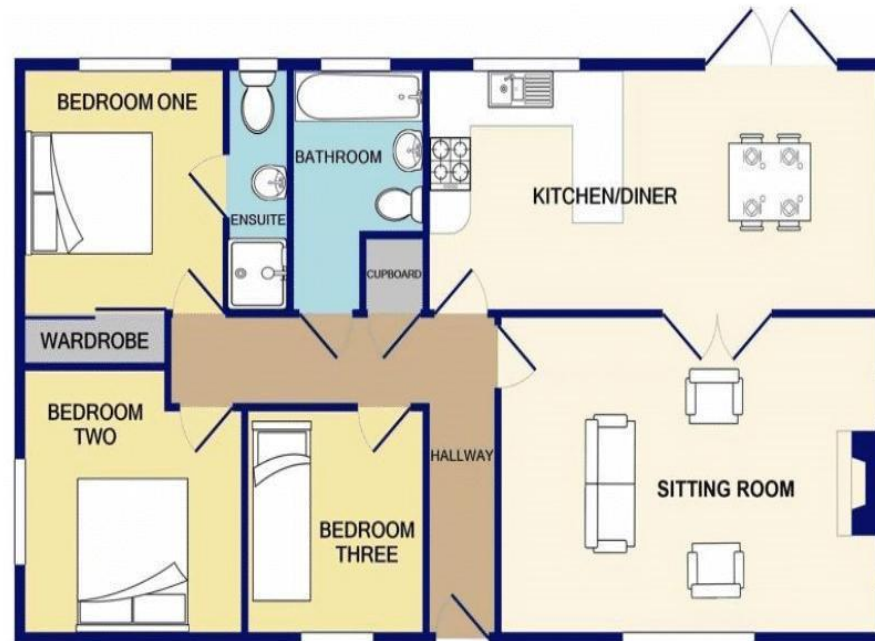
Start your property
journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.



Protection for new-build home buyers

Three Bedroom Detached Bungalow Floor Plan (Plot 3)
(not to scale for identification purposes only)



Sitting Room

12' 6" x 17' 8" (3.85m x 5.44m)

Kitchen/Diner

9' 7" x 21' 6" (2.95m x 6.54m)

Bedroom One

9' 7" x 9' 5" (2.95m x 2.90m)

Ensuite

9' 7" x 2' 9" (2.95m x 0.90m)

Bedroom Two

10' 6" max x 10' 3" (3.25 max x 3.15m)

Bedroom Three

9' x 8' 4" (2.75m x 2.55m)

Bathroom

9' 7" max x 5' 7" (2.95m max x 1.75m)





Roger Parry
FOR SALE