

BOWEN

PROPERTY SINCE 1862



Asking Price £385,000

4 Bedrooms 2 Bathrooms

9 Long Mountain View, Trewern,
Welshpool, Powys, SY21 8FH

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General Remarks

A well designed four bedroom detached house with single garage 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.

Buyer specific choices and finishes are still available at this stage of the build. Please contact our Oswestry office for further information.

Plot 9 is located in the right hand corner as you proceed into the development and includes a west facing plot with views over the adjoining countryside. The living accommodation includes a large open plan Kitchen/Breakfast Room with adjoining Dining Room and separate Sitting Room. On the first floor



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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.

the four bedrooms are all good sized, with the master bedroom including en suite facilities.

Buyer Incentives: Incentives are now available on this plot including an upgrade to all offered Kitchen Ranges within the quoted guide price for Plot 9. Also included within the quoted guide price for Plot 9 is a £500.00 contribution towards the purchaser's legal fees, payable on completion. Please contact the selling agent for more information.

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 at the front of the property leads from the storm porch into:

Entrance Hall: With stairs to first floor landing and doors off to:

Sitting Room: 14' 5" x 8' 8" (4.40m x 2.65m)

Dining Room: 13' 7" x 9' 0" (4.15m x 2.75m)
With opening into:

Kitchen/Breakfast Room: 25' 7" x 10' 4" (7.80m x 3.15m) With double doors to rear gardens and internal door to:

Utility Room: With door to:

Cloakroom:

Stairs to first floor landing: With doors off to:

Bedroom 1: 13' 9" x 8' 8" (4.20m x 2.65m) With door to:

En Suite: 6' 11" x 6' 3" (2.10m x 1.90m)





Bedroom 2: 12' 8" x 9' 8" (3.85m x 2.95m)

Bedroom 3: 13' 11" x 8' 4" (4.25m x 2.55m)

Bedroom 4: 9' 6" x 9' 0" (2.90m x 2.75m)

Bathroom: 9' 6" x 9' 0" (2.90m x 2.75m)

Single Garage: The property includes a detached single garage with off road parking provision in front.

Gardens: The gardens include turfed lawns bordered by fencing with a pedestrian access gateway to the side of the property. At the rear a

paved patio adjoins the property with double doors leading from the Kitchen/Breakfast Room.

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.

Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

Four Bedroom Detached House Floor Plan (Plots 6 & 9)
(not to scale for identification purposes only)



GROUND FLOOR



1ST FLOOR



Sitting Room

14' 4" x 8' 7" (4.40m x 2.65m)

Kitchen/Breakfast Room

10' 3" x 25' 6" (3.15m x 7.80m)

Dining Room

13' 6" x 9' (4.15m x 2.75m)

Utility Room

Bedroom One

13' 8" x 8' 7" (4.20m x 2.65m)

Ensuite

6' 9" x 6' 2" (2.10m x 1.90m)

Bedroom Two

9' 7" x 12' 6" (2.95 x 3.85m)

Bedroom Three

13' 9" x 8' 4" (4.25m x 2.55m)

Bedroom Four

9' x 9' 5" (2.75m x 2.90m)

Bathroom

9' 8" x 7' 1" (2.75m x 2.90m)