



Roger  
Parry  
& Partners

45 Swallows Meadow, Castle Caereinion,  
Welshpool, SY21 9DZ



45 Swallows Meadow, Castle Caereinion, Welshpool, SY21 9DZ  
Asking Price £395,000

NEW BUILD. A well designed and spacious three bedroom dormer bungalow set within an elevated position benefitting from countryside views. Located within Castle Caereinion on the edge of a housing estate offering good road connections, LPG central heating and estimated a energy efficiency of B rating. No onward chain.



## **SUMMARY**

**SPECIFICATION** 10 year Global home warranty guarantee. Magnet kitchens with Franke taps/sinks and Bristan showers/taps

A three bedroom dormer bungalow with large detached double garage. This house has a spacious kitchen/diner and sun room, living room and study/bedroom three, and a spacious entrance hall and toilet downstairs. Upstairs there are two good size bedrooms one with an ensuite, family bathroom and numerous storage areas. The buyer will have a choice of flooring included in the price.

A spacious house in a picturesque location. Sitting in the beautiful village of Castle Caereinion and less than 10 minutes from Welshpool, the local area gives you access to all the amenities you would need. The rural surrounding areas are perfect for walks, cycling and you have gorgeous views from the house itself.

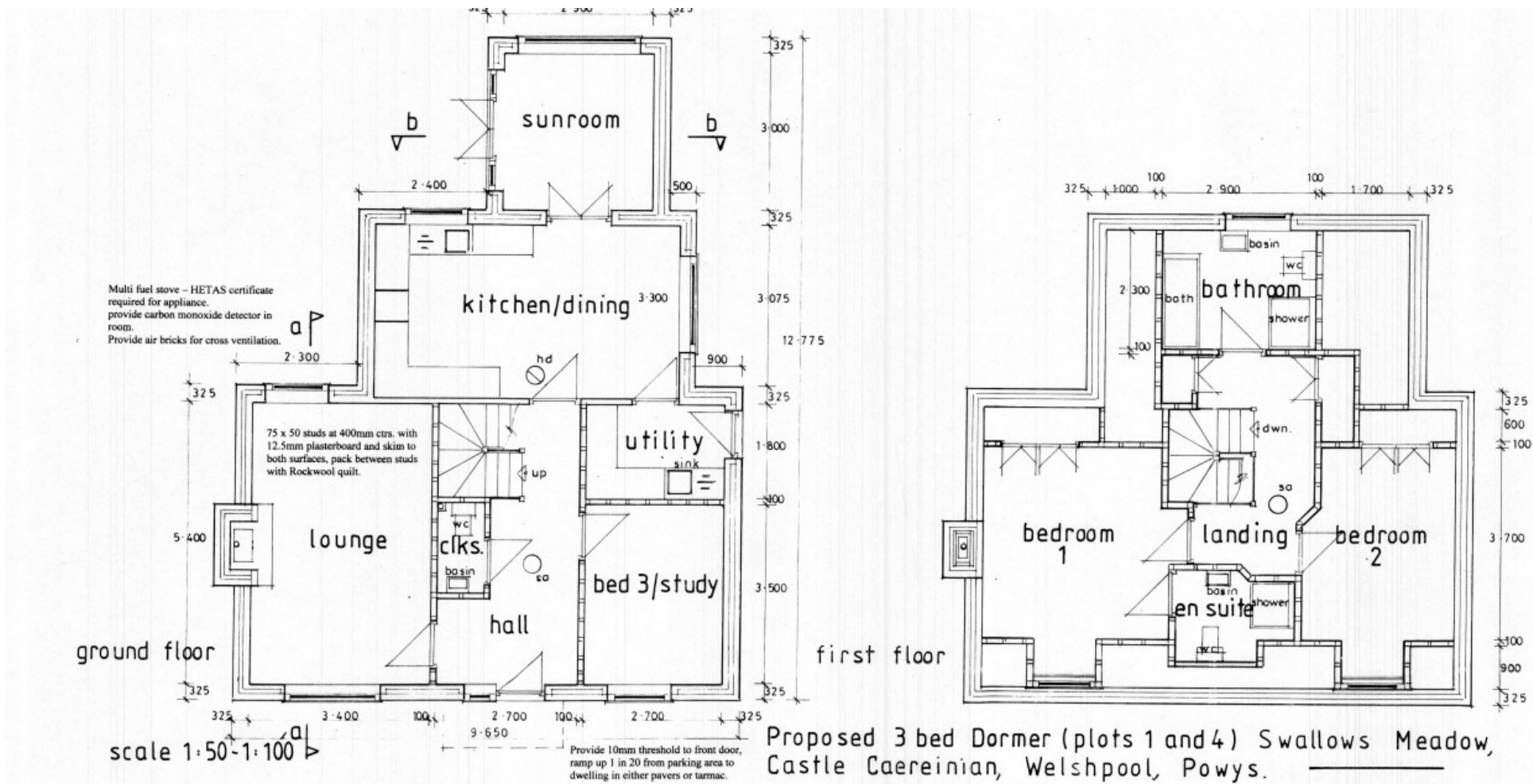
Services to include:

Mains water, Mains drainage and LPG heating. Solar panels. EPC estimated to be a B rating, Powys county council - council tax banding to be confirmed.

Option of flooring included within the price - to be confirmed by purchaser.

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### Floor Plan (not to scale - for identification purposes only)



## General Services:

**Local Authority:** Powys County Council

**Council Tax Band:** New Build

**EPC Rating:**

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Directions:

- From Welshpool, proceed on the A458 Dolgellau/Llanfair Caereinion road for approximately 4 miles, turning left onto the B4385 signposted Castle Caereinion/Berriew etc. On entering the village take the first right into the modern development and proceed to the far end and the properties are at the top of the estate.

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,  
SY11 2NU  
oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.