





Rosewood Geuffordd, Guilsfield, SY21 9DP
Offers In The Region Of £395,000

Built in 1990 this distinctive detached house is located in a prominent position with views stretching over the open countryside and hills beyond. With a versatile layout, the current owners have had three generations living here but would be suitable for a spacious family home. In brief the accommodation affords entrance hall with cloakroom, open plan living/kitchen/ dining room, lounge and utility. To the lower ground floor there are six bedrooms, two bathrooms and storage rooms. In need of some upgrading.



LOCATION

Situated just on the outskirts of the popular village of Guilsfield and on a tucked away peaceful lane. The Welsh Borders' market town of Welshpool is about 3.5 miles to the south and has a wide range of amenities, the larger centres of Shrewsbury and Chester are approximately 20 miles and 40 miles away, respectively. Popular walks on the Offa's Dyke trail or Glyndwr's Way are both within easy reach of the property.

ENTRANCE HALL

8'3 x 8'3 (2.51m x 2.51m)
Front door, and doors off to

CLOAKROOM

8 x 3'3 (2.44m x 0.99m)
With WC and wash hand basin

OPEN PLAN LIVING/KITCHEN/DINING ROOM

22'3 x 24'2 (6.78m x 7.37m)
Newly fitted kitchen with a range of wall and base units and integrated appliances. Window to the front and rear elevations making the most of the views, wood burner, and stairs leading to the lower ground floor.

INNER HALL

7'1 x 5'8 (2.16m x 1.73m)
Storage space and doors off to;

UTILITY ROOM

19'3 x 11'7 (5.87m x 3.53m)
Fitted with a range of wall and base units, over stair storage, window to the front and door into;

RECEPTION ROOM

22'5 x 14'5 (6.83m x 4.39m)
Spacious room with window to the rear capturing the countryside views, and stairs to lower ground floor.

LOWER GROUND FLOOR**UTILITY/ STORE**

14'4 x 8'3 (4.37m x 2.51m)
With door leading to the side/rear.

STORE

8'3 x 5'2 (2.51m x 1.57m)

BATHROOM

8'2 x 8 (2.49m x 2.44m)
Newly fitted white suite comprising bath, WC and wash hand basin.

BEDROOM

7'6 x 11'8 (2.29m x 3.56m)
Window to the rear, door into the landing.

BEDROOM

11'8 x 11'8 (3.56m x 3.56m)
Window to the rear with views, fitted wardrobes and door to the landing.

BEDROOM

11'8 x 10'8 (3.56m x 3.25m)
Door from landing, window to the front, and opening into;

BEDROOM

11'8 x 8'2 (3.56m x 2.49m)
Window to the front and door into the hall.

BEDROOM

11'8 x 11 (3.56m x 3.35m)
With window to the front, and door into hall.

BEDROOM

11'7 x 7'8 (3.53m x 2.34m)
With window to the front and door into the hall.

BATHROOM

8'9 x 7'8 (2.67m x 2.34m)

Hall

Giving access to all rooms

STORE

8'3 x 5'2 (2.51m x 1.57m)

REAR PORCH

8'2 x 5'3 (2.49m x 1.60m)
With base unit, sink and drainer. Door to the outside.

EXTERNAL

There is ample parking area to the front. Patio sitting area.
Two workshops.

To one side of the property there is a pathway leading to the rear garden, the other side is an area laid to lawn, enclosed with hedge and fencing and a variety of plant, trees and shrubbery.

the rear garden is mainly laid to lawn with patio areas, and tress. There are beautiful views from the rear gardens.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric and water. Septic tank drainage and oil central heating. We understand the Broadband Download Speed is: Standard 1 Mbps & Ultrafast 10000 Mbps. Mobile Service: Likely We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

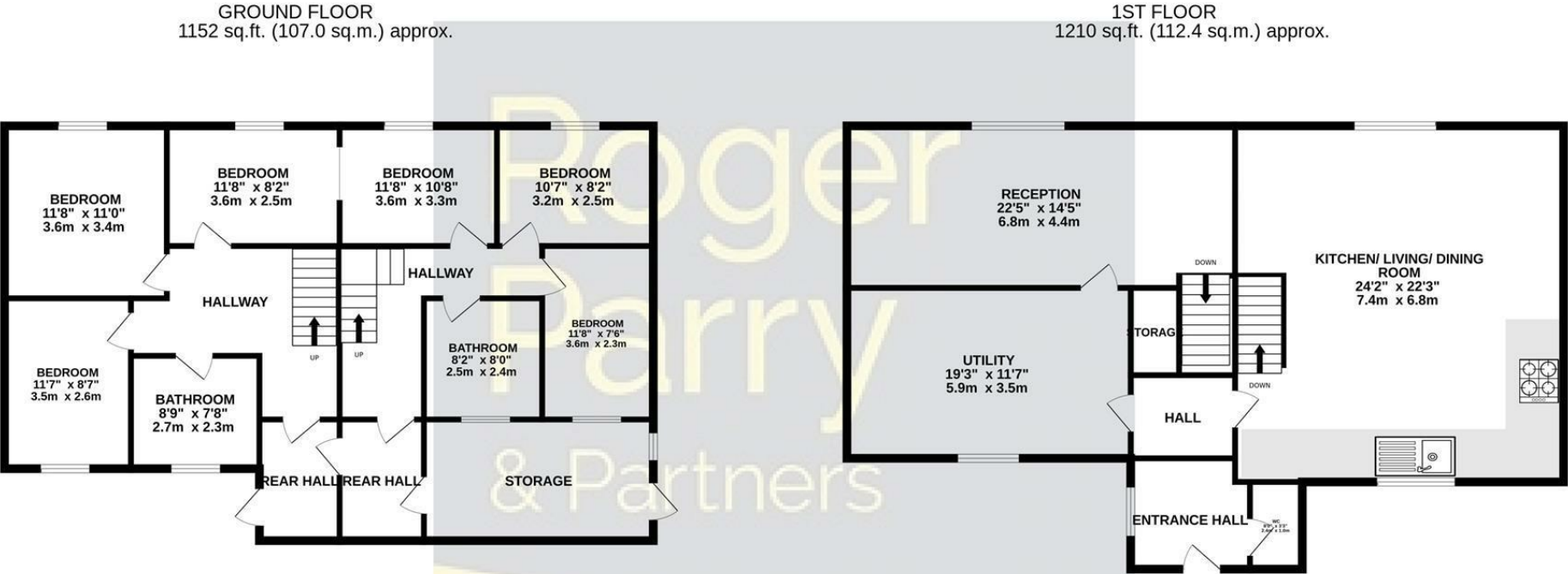
We understand the council tax band is D. This council tax band was set previously when the property was split into two - the council have been informed of the change into one property, but we await the new council tax banding.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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



TOTAL FLOOR AREA : 2362 sq.ft. (219.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority: Powys
Council Tax Band: Exempt
EPC Rating: E
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 A490 signposted Llanfyllin/Guilsfield. Continue for 4.6 miles to Pentre'r Beirdd, turning right signposted 'Geuffordd and Sarnau'. The property will be found on the left after 1.1 miles and indicated by a 'For Sale' sign.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:
23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334

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Parry**
& Partners



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.