



Roger
Parry
& Partners

Pen y Bryn Borfa Green, Welshpool, Powys,
SY21 7QQ



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Offers In Excess Of £215,000

A spacious detached house with 3 good sized bedrooms, gas central heating, UPVC double glazing, garage, carport and parking. The accommodation is in need of modernisation and upgrading and has a rear south-facing sun terrace with superb views. It is located at the end of a private drive serving only two other properties. Welshpool town centre, schools and shops are all easily accessible.

NO CHAIN - Immediate Vacant Possession Available



ENTRANCE PORCH/UTILITY

With uPVC double glazed window, tiled floor, plumbing and space for washing machine and door to

KITCHEN

11'0" x 8'0"

Range of units, single drainer stainless steel sink unit, 4 ring gas hob, extractor fan, plumbing for washing machine etc opening into

DINING ROOM

9'9" x 7'3"

uPVC window to side, door to side and door to:

LIVING ROOM

20'0" x 11'0"

Stone fire surround, uPVC patio doors and side screens to rear with fantastic views.

INNER HALL

9'6" x 6'0"

With large under stairs store and door to:

CLOAKROOM/WC

Low level W.C. and uPVC window to the side.

FIRST FLOOR

Staircase to landing, uPVC window to side, airing cupboard and hatch to loft.

BEDROOM 1

15'0" x 10'3"

With uPVC double glazed window to the front and fitted wardrobe.

BEDROOM 2

14'0" x 10'3"

With uPVC double glazed window to the rear with views towards open countryside.

BEDROOM 3

10'7" x 9'3"

With uPVC double glazed window to the rear with views towards open countryside.

BATHROOM

9'3" x 8'3"

With a 4 piece blue suite comprising panelled bath, pedestal wash hand basin, low level WC and a separate shower cubicle. uPVC double glazed window to the front.

OUTSIDE

Private driveway to parking at front and concrete drive with car port.

Side access to rear garden area mainly laid to patio/sun terrace being south - facing with views to Long Mountain, shrubs and trees.

GARAGE

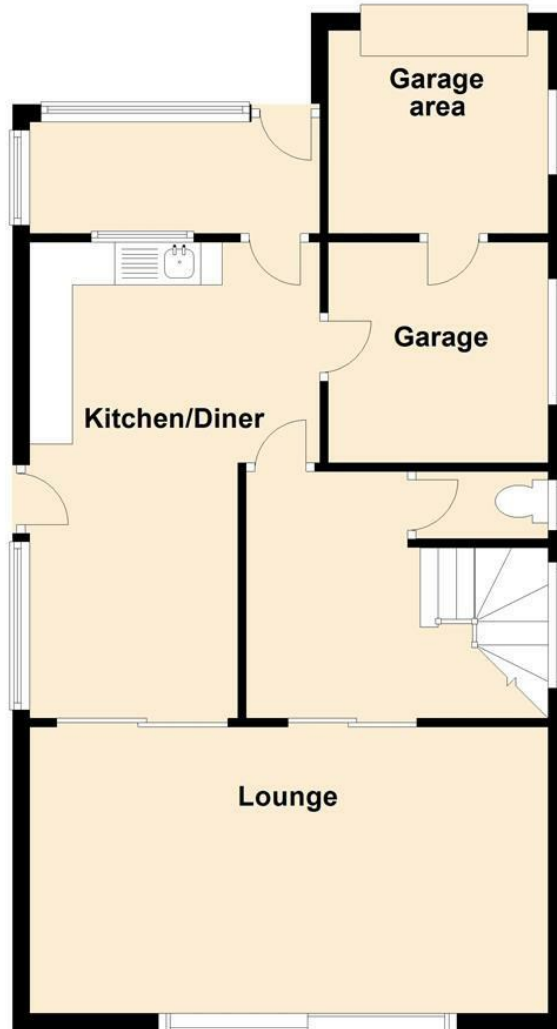
16'3" x 8'6"

With up and over door, 2 windows, Glow Worm gas boiler and control. There is currently a stud partition which could easily be removed if required.

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

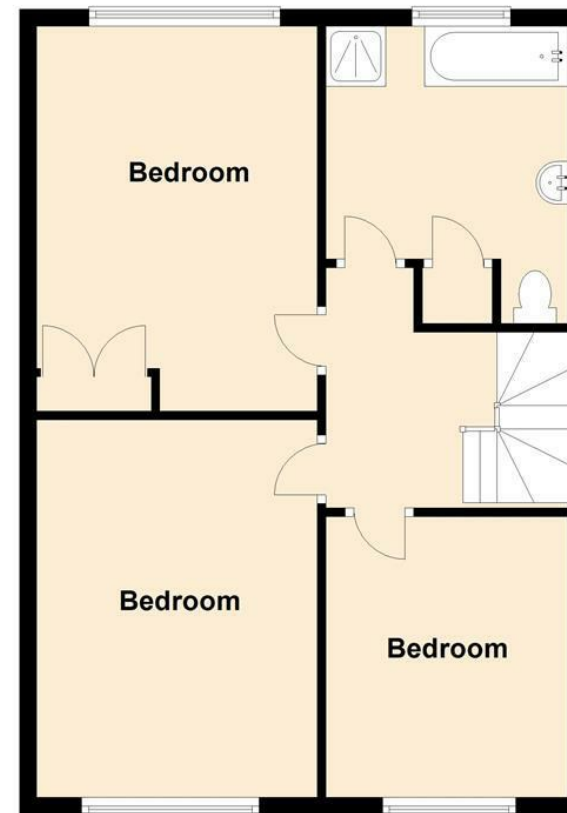
Ground Floor

Approx. 66.0 sq. metres (709.9 sq. feet)



First Floor

Approx. 56.6 sq. metres (608.8 sq. feet)



Total area: approx. 122.5 sq. metres (1318.7 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205

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Plan produced using PlanUp.

Local Authority: Powys

Council Tax Band: E

EPC Rating: C

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:

Proceed out of Welshpool on the Salop Road taking the first turn left onto Gungrog Road, then left onto Westwood Road and continue onto Borfa Green and continue to the end and just past a row of garages turn right onto the private drive.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



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 a 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.