



Roger  
Parry  
& Partners

14 High Street, Welshpool, Powys, SY21 7JP





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Offers In The Region Of £250,000

An attractive and much improved Grade II Listed 4 bedroom town house with an enclosed rear courtyard. Laid over 4 floors to include 2 cellar rooms. Located a short walk from the town centre.





**ENTRANCE**

Steps from the High Street lead to a wooden front door to:

**ENTRANCE HALLWAY**

Coved ceiling, radiator and staircase to the first floor.

**SITTING/DINING ROOM**

22'2" x 13'3" (6.76 x 4.05)

**SITTING ROOM**

Secondary double glazed sash window to the front aspect, internal; window to the hallway, coved ceiling, radiator and a wooden fire surround with inset wood burning stove. Opening to:

**DINING ROOM**

Coved ceiling, radiator and door and window to:

**GARDEN ROOM**

13'7" x 5'4" (4.14 x 1.63)

With double glazed pitched roof, electric radiator, quarry tiled floor and wood and glazed doors to the courtyard garden.

**KITCHEN**

12'5" x 9'5" (3.78 x 2.87)

Fitted with a range of wood fronted base cupboards and drawers with work surfaces over, eye level cupboards, stainless steel drawer unit, one and a half bowl stainless steel sink with mixer tap under a secondary glazed window to the rear courtyard, internal window to the sunroom, dishwasher, microwave with cupboards above and below, space for a fridge/freezer with wine rack above, recess housing the Esse range cooker with stainless steel splashback and extractor hood.

**CELLAR**

Door and steps from the hallway lead to a lobby which opens to the cellar rooms.

**CELLAR ROOM 1**

15'9" x 10'8" (4.8 x 3.25)

Laminate wood effect flooring, power and light, window to pavement level, plaster boarded walls.

**CELLAR ROOM 2**

9'4" x 8'11" (2.84 x 2.72)

Laminate wood effect flooring, light.

**HALF LANDING**

Door to:

**BATHROOM**

Modern white suite comprising free standing oval bath with mixer tap and shower attachment, walk in shower cubicle, low level W.C. and vanity unit with circular basin with mixer tap, cupboard and storage below. Radiator and ladder radiator, shaver socket, secondary glazed window to the rear, built in utility cupboard with plumbing and space for a washing machine and slatted shelving over. Further cupboard housing the Worcester gas central heating boiler and storage space and shelving,

**LANDING**

Radiator and staircase to the second floor.

**BEDROOM ONE**

15'3" x 11'11" (4.65 x 3.63)

Currently used as a sitting room. Secondary double glazed sash window to the front aspect, wooden fire surround with tiled hearth and open grate and cupboards to either side, picture rail, radiator and exposed wooden floor boards.

**BEDROOM FOUR**

10'11" x 9'11" (3.32 x 3.02)

Secondary double glazed sash window to the rear aspect, radiator and built in cupboard.

**SECOND FLOOR LANDING**

Double cupboard and a window to the rear aspect.

**BEDROOM TWO**

15'3" x 11'11" (4.65 x 3.63)

Secondary double glazed sash window to the front aspect, two built in cupboards and a radiator.

**BEDROOM THREE**

11'0" x 10'5" (3.35 x 3.18)

Secondary double glazed sash window to the rear aspect, built in cupboard and shelving, further built in cupboards and work surface, radiator.

**OUTSIDE****REAR COURTYARD**

The attractive enclosed walled courtyard has a patio entertainment area, two raised beds, flower, shrubs, clematis and rose, area laid to gravel, log store, bin store, outside tap, outside light, powerpoint, gate and path to rear access with shared access walkway.

**AGENTS NOTE**

The current owners have made the following improvements to the property:

- \* NEW GAS BOILER
- \* NEW RADIATORS
- \* NEW ROOF
- \* NEW KITCHEN
- \* NEW BATHROOM
- \* LINED BOTH CHIMNEYS
- \* NEW LOG BURNER
- \* LOFT INSULATION
- \* PARTLY REWIRED WHERE NEEDED

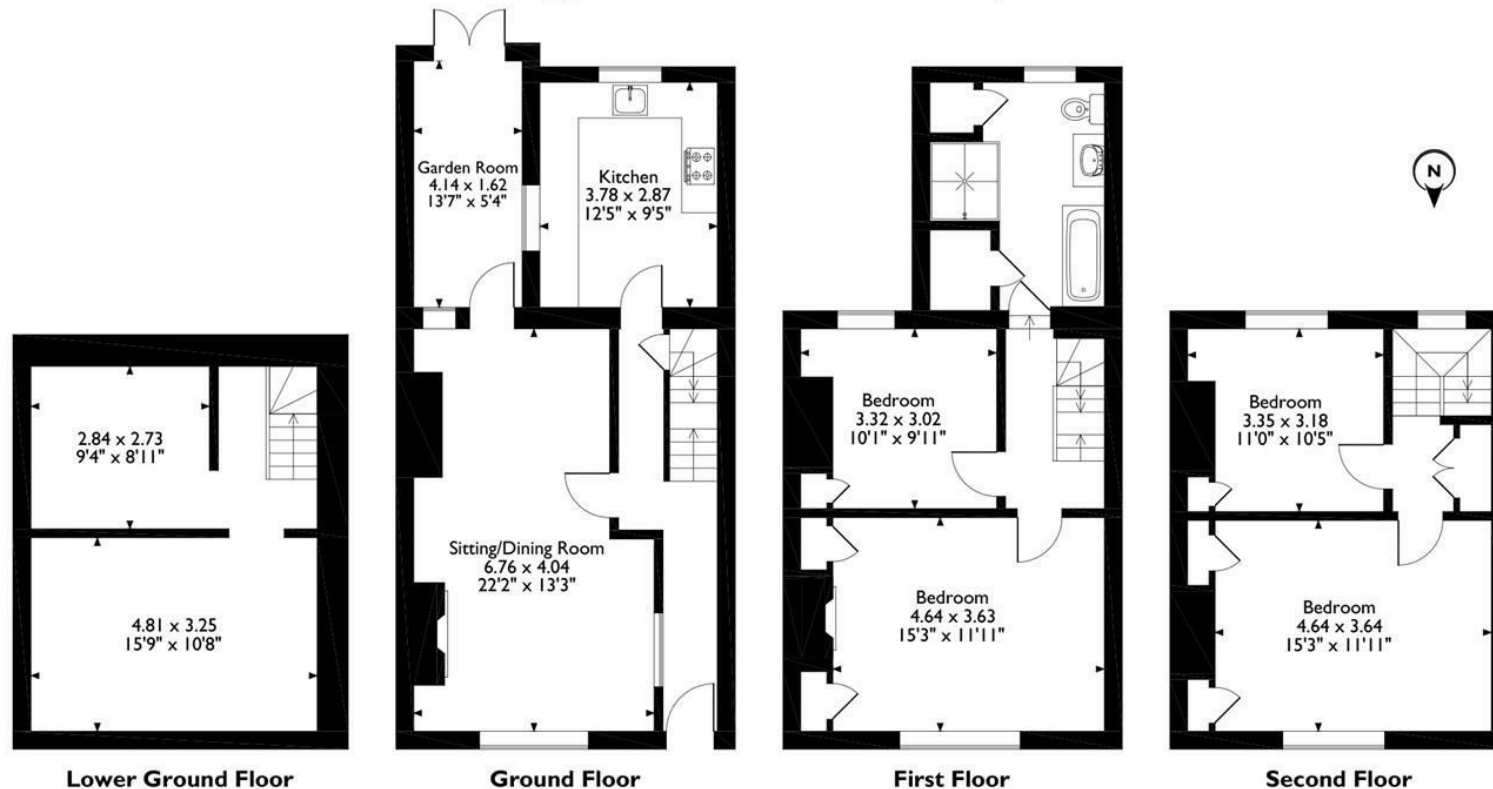
**PARKING**

The owner advises us that there is the opportunity to rent a garage to the rear of the property for £40 a month.

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

## 14 High Street, Welshpool



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



**Local Authority:** Powys County Council

**Council Tax Band:** D

**EPC Rating:** D

**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 up the High Street and the property can be found on the left hand side just before the entrance to Chelsea Lane.

### 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

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& 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.