





**3 Orchard Croft, Llandrinio, Powys, SY22 6US
Offers In The Region Of £320,000**

A well presented and spacious 3 bedroom detached bungalow situated within easy access of Shrewsbury, Oswestry and Welshpool. The property benefits from en suite shower room, family bathroom, garage and driveway and a well stocked rear garden.



ENTRANCE PORCH

Outside light, composite front door and side screen to:

ENTERANCE HALL

Radiator, two built in storage cupboards, airing cupboard with tank & slatted shelving and hatch to loft.

LOUNGE/DINING ROOM

15'9" x 24'11" (4.8 x 7.59)

Upvc double glazed window to the side, marble effect fire surround with electric pebble effect fire, upvc double glazed French doors & window to rear garden, two radiators and double doors leading to

KITCHEN

11'10" x 10'2" (3.61 x 3.1)

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, end display shelving, stainless steel sink with mixer tap under upvc double glazed window to the side, part tiled walls, plumbing and space for washing machine, space for tall fridge freezer, built in double oven with cupboards above and below, induction hob with extractor hood over, tiled floor, radiator and composite door to side.

HALLWAY**BEDROOM 1**

13'5" x 11'7" (4.09 x 3.53)

Two built in double wardrobes, radiator, upvc double glazed window to the front aspect, door to:

ENSUITE

Pedestal hand basin, low level W.C, walk in shower with Mira electric shower, radiator, fully tiled walls, shaver socket, extractor fan, upvc double glazed window to the side.

BEDROOM 2

11'2" x 10'10" (3.4 x 3.3)

Built in double wardrobe, radiator, upvc double glazed window to front aspect.

BEDROOM 3

7'10" x 10'6" (2.39 x 3.2)

Built in double wardrobe, radiator, upvc double glazed window to the side aspect,

BATHROOM

6'11" x 6'7" (2.11 x 2.01)

Comprising a three piece suite comprising a bath, pedestal hand wash basin, low level W.C, half tiled walls, radiator and upvc double glazed window to the side.

OUTSIDE**FRONT**

Laid to lawn with a block paved path and gate to the side.

REAR

Paved patio entertainment area, laid to lawn with shaped flower and shrub borders, selection of fruit trees, beds laid to gravel, fence to boundary, block paved path and gate to front, oil tank and outside light and tap.

GARAGE

15'9" x 8'10" (4.8 x 2.69)

Electric up and over door, power and light, hatch to loft, floor standing Worcester oil fired central heating radiator, personal door to rear and block paved driveway providing off road parking.

GENERAL NOTES

EPC: D

Tenure - We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

Services - We are advised that mains water, electricity, and drainage are connected. It is oil fired central heating.

Council tax banding - As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

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



Local Authority: Powys County Council

Council Tax Band: E

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 into the village of Llandrinio, passing the convenience store/garage on the left hand side, then take the first left into Orchard Croft. Number 3 is the second property on the left hand side.

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 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.