



Roger  
Parry  
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Hafod Y Dail Watergate Street, Llanfair  
Caereinion, SY21 0BS



**Hafod Y Dail Watrgate Street, Llanfair Caereinion, SY21 0BS**  
**Offers In Excess Of £380,000**

This deceptively spacious 4 double bedroom detached dormer bungalow is sat on a plot approaching a quarter of an acre (0.10ha) and benefits from a dual aspect living room with multi fuel stove, kitchen/dining room, utility room, boot room, bathroom and en suite shower room. There is a detached garage, driveway parking for 4-5 cars, large covered yard with store, outside W.C. and generous gardens to the front and side. An early viewing is highly recommended.



**DESCRIPTION**

This substantial 4 bedroom detached dormer bungalow is naturally well lit with many rooms affording a dual aspect. The property is conveniently located within walking distance of the towns amenities yet is well screened by mature hedging and trees which provides a good degree of privacy. The town of Llanfair Caereinion offers a good range of services including schooling, leisure centre, shops and Post Office, fish and chip shop, butchers, public houses and garage. Welshpool is approximately 8 miles distant where there is a railway station and bus station and there are good road links to Shrewsbury, Chester and beyond.

**ENTRANCE PORCH**

Tiled floor and outside light. Composite door and side screens to:

**ENTRANCE HALLWAY**

Spacious 'L' shaped entrance hallway with wood effect 'K' flooring, radiator and coved ceiling. Staircase to the first floor. Two built in double cupboards with shelving.

**LIVING ROOM**

16'8" x 15'11" (5.07 x 4.86)

Dual aspect with uPVC double glazed windows to the front and side aspect, radiator, fireplace with wooden beam, inset multi fuel stove and stone hearth.

**KITCHEN/DINING ROOM****KITCHEN**

16'2" x 13'6" (4.93 x 4.11)

Fitted with a range of bespoke oak fronted base cupboards and drawers with granite work surfaces over, matching eye level cupboards, stainless steel one and a half bowl sink with mixer tap under a uPVC double glazed window to the side aspect, part tiled walls, tiled floor, built in appliances including a slim line dishwasher, double oven with cupboards above and below, 5 ring gas hob with ceiling mounted extractor hood above set into an island with cupboards and drawers, a granite top and breakfast bar. Recess for microwave, tall double storage cupboard, radiator with cover and shelf above, space and water supply for an American style fridge/freezer. WALK IN LARDER- with shelving. Opening to:

**DINING ROOM**

12'7" x 7'11" (3.83 x 2.41)

Tiled floor, radiator and door to:

**PORCH/BOOT ROOM**

7'11" x 6'3" (2.41 x 1.90)

Of uPVC double glazed construction with windows to the side, tiled floor, internal window to the dining room and composite door to the front.

**UTILITY ROOM**

10'8" x 7'8" (3.25 x 2.33)

Base cupboards with work surface over, matching eye level cupboards, stainless steel one and a half bowl sink with mixer tap, part tiled walls, plumbing and space for washing machine, further appliance space, tiled floor, radiator and composite door to the workshop. Door to BOILER CUPBOARD - housing the oil fired central heating boiler, power and light.

**COVERED YARD**

25'6" x 10'9" (7.78 x 3.28)

Max, 'L' shaped. With composite roof, power and light and uPVC double glazed French doors to the gardens. Double doors to:

**LOG STORE**

5'2" x 14'11" (1.58 x 4.55)

Light and window to side.

**BEDROOM 2**

13'11" x 13'3" (4.25 x 4.04)

Dual aspect with uPVC double glazed windows to front and side and a radiator.

**BEDROOM 3**

13'7" x 11'2" (4.14 x 3.40)

Dual aspect with uPVC double glazed windows to rear and side and a radiator.

**BEDROOM 4**

12'2" x 10'9" (3.72 x 3.27)

uPVC double glazed window to front and a radiator.

**FAMILY BATHROOM**

9'8" x 7'1" (2.95 x 2.17)

White suite comprising panel bath with central mixer tap and shower attachment and shelves to either end, low level W.C., wall mounted wash hand basin with mixer tap, shower cubicle with Triton shower, fully tiled Italian Travertine floor and walls, heated towel rail, 2 uPVC double glazed windows and shaver socket.

**GALLERIED LANDING**

0'0" x 0'0" x (0.00 x 0.00 x)

Door to walk in boarded loft area with light.

**BEDROOM 1**

12'7" x 12'0" (3.83 x 3.65)

uPVC double glazed window to the front aspect with views towards open countryside, radiator, bulkhead with storage and seat. Door to WALK IN WARDROBE- 6'10" x 3'9" (2.10m x 1.15m).

**EN SUITE SHOWER ROOM**

White suite comprising concealed cistern W.C., wall mounted wash hand basin with mixer tap and tiled splashback, walk in fully tiled shower cubicle with electric shower, wood effect flooring, radiator and double glazed velux style window.

**OUTSIDE**

Double wrought iron gates lead to a generous driveway providing parking and turning. Outside tap, light and power socket. Oil tank.

**GARDENS****FRONT**

The front garden is mainly laid to lawn with a patio entertainment area with double power socket, stone wall with raised flower and shrub beds with strawberries and raspberries. Wide path runs along the front of the property providing additional seating area. Apple tree. Well screened by mature hedging.

**SIDE**

The side garden has a patio entertainment area which enjoys views across the neighbouring field towards countryside beyond, steps to a further area of lawn with wall to boundary. Outside tap, light and socket.

**OUTSIDE W.C.**

Low level W.C., wall mounted wash hand basin (cold feed) and light.

**DETACHED GARAGE**

17'0" x 10'9" (5.18 x 3.28)

Up and over door, power and light.

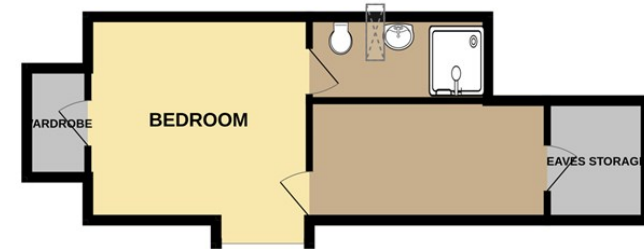
**AGENTS NOTE**

The seller is a connected person as defined by The Estate Agents Act 1979.  
The solar panels are not included in the sale.

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

GROUND FLOOR

1ST FLOOR



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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## General Services:

**Local Authority:** Powys County Council

**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:

From Welshpool continue to the roundabout at Raven Square taking the first main exit signposted A458 (Llanfair Caereinion). Continue along this road for approximately 8 miles turning left towards the town centre of Llanfair Caereinion into Bridge Street and bear right into Broad Street turning left on the B4389 and take the next right for Cefn Coch where the property is the first property on the right hand side as indicated by our For Sale board

## 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.