





26 Pengeulan, Llanidloes, Powys, SY18 6BB
Offers In The Region Of £285,000

This well presented 3 bedroom detached bungalow is situated within a short level walk of the town centre and benefits from a conservatory, modern kitchen/dining room and wet room with roll top bath. The property enjoys views over the football ground towards countryside beyond and has off road parking for 2 cars. NO ONWARD CHAIN.



ENTRANCE

Wood and glazed front door to:

ENTRANCE HALLWAY

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

LIVING ROOM

16'7" x 10'8"

Wooden flooring, coved ceiling and feature fireplace with inset electric fire. French doors to:

CONSERVATORY

11'6" x 15'1"

With uPVC double glazing, tiled floor, radiator and ceiling light/fan. Upbc double glazed door to the gardens.

KITCHEN/DINING ROOM

8'6" x 24'3"

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards with lighting under, stainless steel sink, plumbing and space for washing machine, further appliance space, built in dishwasher, oven, hob and extractor hood over, wooden effect flooring and 2 uPVC double glazed windows to the front aspect. Wall mounted central heating boiler and a composite door to the front.

BEDROOM ONE

11'7" x 12'7"

Radiator, internal window and door to the conservatory. Hoist.

BEDROOM TWO

8'2" x 10'8"

Radiator, wood effect flooring and a uPVC double glazed window to the side aspect.

BEDROOM THREE

6'6" x 10'8"

Wood effect flooring, radiator and a uPVC double glazed window to the side aspect enjoying views over the football pitch towards countryside beyond.

BATHROOM/WETROOM

10'4" x 8'6"

Fitted with a white suite comprising roll top bath, low level W.C., wall mounted wash hand basin, walk in shower with glazed screen and electric shower. part tiled walls, extractor fan, heated towel rail and a uPVC double glazed window to the front aspect.

OUTSIDE

There is a driveway providing off road parking for 2 cars.

The gardens wrap around the property and are mainly laid to lawn.

Greenhouse. Garden shed. Patio entertainment area. Bounded by hedging and fencing. The rear of the garden enjoys views over the football field towards countryside beyond.

GENERAL NOTES**TENURE**

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

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. The property has solar panels. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

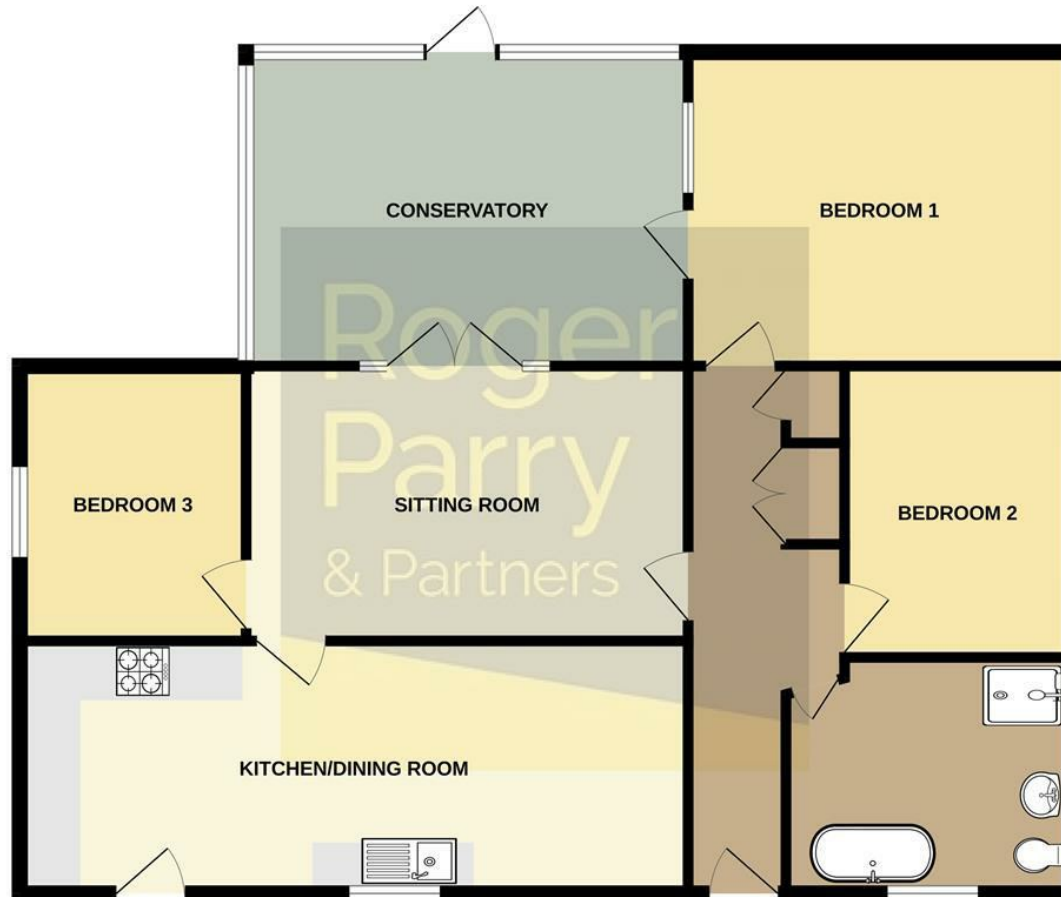
SURVEYS

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)

GROUND FLOOR
1081 sq.ft. (100.4 sq.m.) approx.



TOTAL FLOOR AREA: 1081 sq.ft. (100.4 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 County Council

Council Tax Band: D

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 our Office on Berriew Street, head South-West on the A458 for 1.6 miles, at the Sarn Bryn Caled Roundabout take the 3rd exit onto A483 towards Newtown. Take the Newtown bypass and head towards Llanidloes on the A489. Continue on the A470 through Llandinham and proceed to Llanidloes, taking a right at the roundabout into town on the B4518, at the roundabout take the first exit into Brook Street and first left into

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.