





Sheridan Grange, Trelydan, Welshpool, SY21 9HL  
Asking Price £620,000

4 Bedroom detached house in Trelydan. Please note the property has a Rural Enterprise Dwelling (agricultural) occupancy restriction.



**GROUND FLOOR****ENTRANCE HALL**

13'10" x 16'6"

Entrance hall understair cupboard

**LIVING ROOM**

20'1" x 28'2"

Capacious living room with sliding doors to gravelled patio area outside.

**FORMAL DINING ROOM**

14'8" x 17'9" max m

Dining room with semi circular banquet seating area

**KITCHEN/DINER**

13'6" x 20'3"

Large open plan kitchen/diner. Fitted units with integrated hob, oven, dishwasher and fridge. Tiled worktop.

**UTILITY ROOM**

18'6" x 13'3" max m

Large utility room with fitted units and space for washing machine and dryer. 3 sinks.

**DOWNSTAIR WC**

3'10" x 8'6"

**STUDY**

12'0" x 12'0"

**FIRST FLOOR****MASTER BEDROOM**

16'9" x 13'9"

Fitted wardrobes. Archway to en-suite (3.26m max x 3.35m max) with whirlpool bath, WC, bidet, and double vanity unit.

**BEDROOM TWO**

10'10" x 20'0" maxm

Fitted wardrobes. En-suite bathroom (2.5m x 1.7m) with large shower cubicle and vanity unit.

**BEDROOM THREE**

11'6" x 10'6"

Fitted wardrobes.

**BEDROOM FOUR**

Access out to the balcony.

**FAMILY BATHROOM**

11'3" x 9'6"

Vanity unit, WC, bidet, corner bath and shower cubicle.

**OUTSIDE**

Double garage 7.70m x 3.50m with electric up and over door.

Lawned gardens and gravelled driveway. Views to surrounding countryside.

**OIL CENTRAL HEATING****MAINS WATER****MAINS ELECTRIC****COUNCIL TAX BAND: I****EPC: BAND TBC****AGENTS NOTE:**

Please note that there is a Rural Enterprise Worker Restriction on the property. The restrictions are as follows:

"The occupancy of the dwelling shall be restricted to:

a) a person solely or mainly working or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants; or, if it can be demonstrated that there are no such eligible occupiers, OR

b) a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants."

A Rural Enterprise Worker must be employed in, or retired from, agriculture or another Rural Enterprise such as a Sawmill or Farrier. A person qualifying under the Affordable Housing policy must have not owned a home in the past 5 years, must have been a resident of Montgomeryshire for at least 3 years, or be working in the district.

PLEASE NOTE ALL MEASUREMENTS ARE APPROXIMATE

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



## General Services:

**Local Authority:** Powys County Council

**Council Tax Band:** I

**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:

## 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.