



Roger
Parry
& Partners

School House Llanddewi,
Llandrindod Wells, LD1 6SE



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£245,000

A deceptively spacious, two double bedroom detached house in a village location within easy access of the county town of Llandrindod Wells. Benefitting from a sitting room, recently improved kitchen/living room with log burner, utility, cloakroom and spacious bathroom. Outside there are generous gardens, a brick built workshop garage and ample parking for numerous vehicles. Viewing highly recommended.



ENTRANCE

Composite front door to:

ENTRANCE PORCH

Tiled floor, uPVC double glazed window to side, exposed brickwork and composite door to:

ENTRANCE HALLWAY

Exposed wooden floorboards, staircase to the first floor with cupboard under and display shelving.

SITTING ROOM

12'2" x 11'1"

Exposed wooden floorboards, radiator, fireplace with slate hearth and a uPVC double glazed window to the front aspect.

KITCHEN/LIVING ROOM

24'8" x 12'

KITCHEN AREA

Fitted with a range of base cupboards and drawers with wooden work surfaces over, matching eye level cupboards, integrated oven, induction hob and concealed extractor hood, integrated fridge, coloured sink with mixer tap under a uPVC double glazed window overlooking the rear garden, part tiled walls, tiled floor, floor standing Worcester oil central heating boiler, display shelving, breakfast bar with cupboards below and wooden top and opening to:

LIVING AREA

Tiled floor, radiator, brick fireplace with inset log burner and a recess to either side, picture rail and a uPVC double glazed window to the front aspect.

UTILITY ROOM

7'11" x 4'6"

With base cupboard and wooden work surface, plumbing and space for washing machine, tiled floor, door to cloakroom and composite door and side screen to the rear garden.

CLOAKROOM

Suite comprising low level W.C., pedestal wash hand basin, tiled floor and uPVC double glazed window to the rear.

FIRST FLOOR LANDING

Hatch to loft, walk in airing cupboard with tank and slatted shelving and a uPVC double glazed window to the rear.

BEDROOM ONE

12' x 12'

Radiator, picture rail and uPVC double glazed window to the front aspect.

BEDROOM TWO

12' x 11'

Radiator and uPVC double glazed window to the front aspect.

BATHROOM

White suite comprising panel bath with separate Triton electric shower over, low level W.C., pedestal wash hand basin, part tiled walls, radiator and uPVC double glazed window to the rear aspect.

OUTSIDE**DRIVEWAY**

Generous driveway providing off road parking and turning which leads to the garage. There is a public footpath across the driveway to the Church.

GARAGE

Wooden garage with twin doors.

FRONT

Further driveway parking for 2 cars. Laid to lawn with flower and shrub beds, paved patio, wall and fence to boundary. Access down both sides to the rear.

REAR

Patio entertainment area with flower and shrub border and raised bed, outside tap and light. Gate and path to the front. Gate to generous area of lawn with a wooden garden shed and bounded by panel fencing.

WORKSHOP

14'11" x 8'7"

Brick built workshop.

Adjacent shed/log store 7'7" x 5'11" (2.31m x 1.80m)

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, water and drainage services are connected. Oil central heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 5 Mbps & Ultrafast 1000 Mbps. Mobile Service: Likely

FLOOD RISK: Very Low.

COUNCIL TAX BANDING

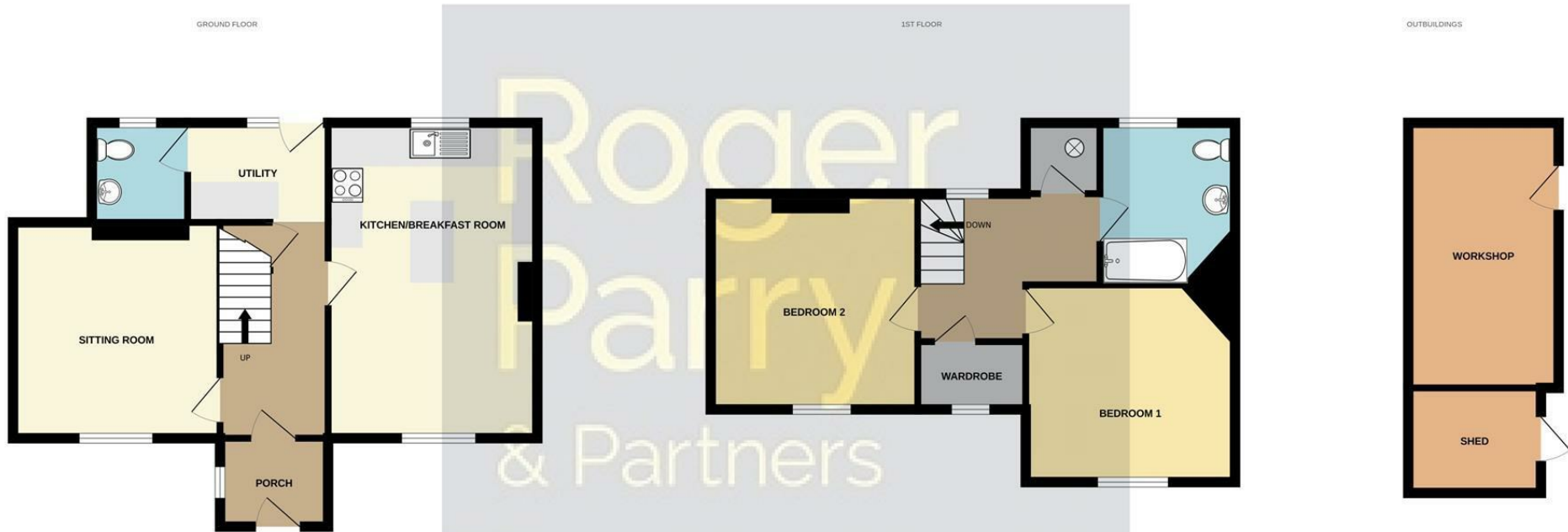
We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

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)



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

Council Tax Band: E

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:

Leave Welshpool on the A483 towards Newtown, take the bypass and continue on the A483 towards Llandrindod Wells. Continue through Llanbister to Llanddewi, take the 2nd exit into the village and the property will be a short distance 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 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.