





150 Brookfield Road, Welshpool, SY21 7TG
£200,000

This 2 bedroom detached bungalow has a detached garage and off road parking for 2 cars and is situated in a popular location within easy reach of the town centre. With a good sized sitting room, separate dining room/bedroom 3 and a conservatory, enclosed rear garden, uPVC double glazing and gas central heating. NO ONWARD CHAIN.



ENTRANCE

Composite front door to:

ENTRANCE HALLWAY

Radiator, coving and hatch to loft.

DINING ROOM/BEDROOM THREE

8'4" x 8'9"

Radiator, doors to hallway and sitting room and a uPVC double glazed window to the front aspect.

SITTING ROOM

18'3 x 10'2 max

Radiator, coving, doors to kitchen and dining room and double glazed patio doors to:

CONSERVATORY

9'3" x 10'9"

Of brick and double glazed construction with views over the rear garden and composite double glazed door to the patio.

KITCHEN

8'4" x 8'9"

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, stainless steel sink with mixer tap under a uPVC double glazed window overlooking the rear gardens, part tiled walls, space for cooker with concealed extractor hood over, space for fridge/freezer, plumbing and space for washing machine, cupboard housing the Glowworm gas central heating boiler and airing cupboard with tank and slatted shelving.

BEDROOM ONE

10'5" x 9'4"

Radiator, coving and a uPVC double glazed window to the front aspect.

BEDROOM TWO

9'2" x 9'1"

Radiator, coving and a uPVC double glazed window to the front aspect.
Wardrobe.

SHOWER ROOM

Suite comprising low level W.C., pedestal wash hand basin, fully tiled shower cubicle with electric shower, radiator, fully tiled walls and a uPVC double glazed window to the side.

OUTSIDE**FRONT**

Paved and laid to gravel with flower and shrub bed. Driveway leading to the garage providing off road parking.

REAR

Patio entertainment area, laid to lawn, flower and shrub beds, garden shed with lean to bin store, gate and steps to lower level with a path and hedge to the rear. Garden shed. Outside tap. Double gates to the driveway.

GARAGE

8'9" x 16'9"

Up and over door, power and light, personal door and window.

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. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 15 Mbps & Ultrafast 1000 Mbps.

Mobile Service: Good.

FLOOD RISK: Very Low.

COUNCIL TAX BANDING

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

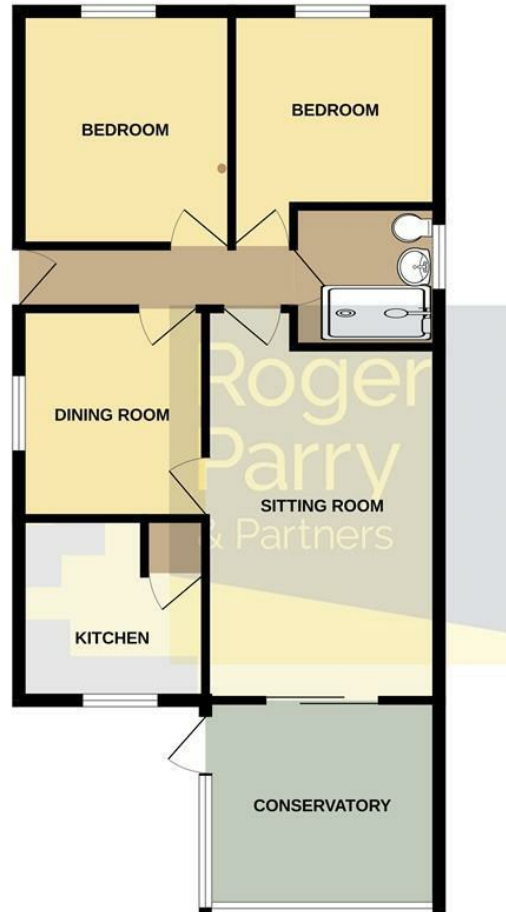
SURVEYS

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



Local Authority: Powys county council

Council Tax Band: D

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 the town centre follow the one-way system keeping to the right. Continue to the T junction, turning right and follow the one way system turning right immediately after the church onto Red Bank. Travel up hill taking the 2nd exit into Brookfield Road. Continue along and the property can be found on the right hand side just after the turning for Oak Ridge, 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, 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.