



Roger  
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1 Trem Hirnant, Manafon, Welshpool, SY21 8BX



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Price Guide £375,000

This well presented and updated 5 bedroom , 2 bathroom detached house enjoys views over an open space to the rear. With 2 receptions, a conservatory, kitchen/breakfast room, utility room, hobby room and workshop. Village location with easy access to Welshpool and beyond.  
NO ONWARD CHAIN.





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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**ENTRANCE CANOPY**

Outside light and composite door with side screen to:

**ENTRANCE HALLWAY**

Radiator, tiled floor and staircase to the first floor with cupboard under.

**SITTING ROOM**

22'9" x 10'7"

Triple aspect with uPVC double glazed window to the front aspect, 2 to the side aspect and bi fold doors to the conservatory. 2 radiators and marble effect fire surround with inset gas coal effect stove.

**CONSERVATORY**

12'9" x 11'

Of brick and uPVC double glazed construction with French doors to the gardens, tiled floor and wall mounted electric heater.

**KITCHEN/BREAKFAST ROOM**

21' x 9' narrowing to 8'

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards with lighting under, a range of integrated appliances: double oven with cupboards above and below, induction hob with extractor hood over, microwave, full height fridge and freezer and dishwasher. One and a half bowl grey sink with mixer tap, part tiled walls, 2 tall storage cupboards, radiator, wood effect flooring and 2 uPVC double glazed windows to the rear aspect. Opening to:

**UTILITY ROOM**

7'8" x 6'4"

Fitted with base cupboard with work surface over, eye level cupboard, plumbing and space for washing machine, further appliance space, grey sink with mixer tap under a uPVC double glazed window to the rear aspect, part tiled walls, ladder style radiator, composite door to the side and door to:

**HOBBY ROOM**

10'9" x 7'7"

Wood effect flooring and wall mounted heater.

**WORKSHOP**

11'5" x 7'6"

With power and light, hatch to loft and wall mounted oil fired boiler. Door to the rear.

**FIRST FLOOR LANDING**

Hatch to loft, radiator, airing cupboard with tank and slatted shelving and a uPVC double glazed window to the front aspect.

**BEDROOM 1**

12'8" x 11'

Radiator, 2 built in wardrobes, wood effect flooring, uPVC double glazed window to the front and door to:

**EN SUITE BATHROOM**

Suite comprising panel bath with Triton electric shower over, low level W.C., pedestal wash hand basin, part tiled walls, wood effect flooring, radiator, shaver socket and uPVC double glazed window to the rear.

**BEDROOM 2**

11'3" x 10'6"

Measurement excludes built in double wardrobe, radiator and a uPVC double glazed window to the front.

**BEDROOM 3**

10'6" x 9'9"

Measurement excludes built in double wardrobe, radiator and a uPVC double glazed window to the rear with views over fields.

**BEDROOM 4**

8'5" x 8'2"

Radiator and a uPVC double glazed window to the front.

**BEDROOM 5**

9'4" x 8'1"

Radiator, wood effect flooring and a uPVC double glazed window to the rear with views over fields.

**FAMILY BATHROOM**

Suite comprising large walk in shower cubicle with Triton electric shower, pedestal wash hand basin with mixer tap, low level W.C., heated towel rail, part tiled walls, shaver socket, tiled floor and a uPVC double glazed window to the rear.

**OUTSIDE**

Electric car charging point. Driveway parking for 3 cars.

**STORE ONE**

7'6" x 4'

Was part of the garage. Up and over door.

**STORE TWO**

7'6" x 3'1"

Was part of the garage. Up and over door. (There is a stud wall between this and the workshop which could easily be removed to reinstate the garage.)

**FRONT GARDEN**

Mainly laid to lawn with trees and flower and shrub borders, path to the front door.

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**REAR GARDEN**

Patio entertainment area, laid to lawn with flower and shrub beds and borders, greenhouse, outside tap and bounded by panelled fencing, Path and gates to both sides.

**GENERAL NOTES****TENURE**

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

**SERVICES**

We are advised that there is mains electric, private drainage shared with the 7 houses in the close and pumped to the main drains (maintenance approx £250 - £300 pa) and mains water. Oil central heating. We would recommend this is verified during pre-contract enquiries.

**BROADBAND:** Download Speed: Standard 4 Mbps.

Ultrafast 1000 Mbps. Mobile Service: Outdoor Likely

**FLOOD RISK:** Flooding from rivers within 10 meters of the property, approximately 3.3% chance each year. Flooding from the sea - Very Low. Flooding from surface water and small watercourses within 10 meters of the property, approximately 3.3% chance each year. Please note this area has no recorded flooding.

**COUNCIL TAX BANDING**

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

**NOTE**

We understand planning permission has been approved for a residential development of up to 5 dwellings and all associated works at the Land Adjoining Trem Hirnant. Please note full information can be found on Powys County Council website with the planning reference number is P/2017/0245. Please note in accordance with the current plans, we understand there will be open space behind 1, Trem Hirnant Manafon. Please contact the seller agent for further information.

**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.



**Local Authority:** Powys County Council

**Council Tax Band:** F

**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:

From Welshpool take the A483 to Berriew. On entering the village take the A4390 road for 8 miles to Manafon. Trem Hirnant is the modern development located on the right 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.