



Roger  
Parry  
& Partners

2 Hafan Deg, The Wharf, Welshpool, SY21 7DW





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Reduced To £120,000

This modern 3 bed apartment is situated within walking distance of Welshpool Town Centre and benefits from gas central heating and double glazing throughout.

The accommodation offers Entrance Lobby and Ground Floor bedroom or 2nd reception. L-Shaped Living Room and fitted Kitchen off, Large Useful Storage Cupboard, Family Bathroom, Bedroom 2 and Master Bedroom with En-Suite Shower Room. Outside, underneath the property are twin Car Ports and an area laid to grass.





**ENTRANCE**

Composite front door to:

**ENTRANCE HALL**

Radiator, uPVC double glazed window to the front, staircase to the first floor and door to:

**BEDROOM 3/RECEPTION**

9'2" x 15'9"

(Maximum measurements- irregular shaped room)

Radiator, understairs storage cupboard and a uPVC double glazed window to the side aspect.

**FIRST FLOOR LANDING**

Radiator, hatch to loft and built in storage cupboard.

**LIVING ROOM**

18'9" x 14'3"

Maximum measurements, 'L' shaped room. Sloping ceiling.

Radiator, 2 uPVC double glazed windows to the rear and a double glazed Velux window to the front. Doorway to:

**KITCHEN**

7'5" x 10'2"

Fitted with a range of base cupboards and drawers with wood effect work surfaces over, matching eye level cupboards, integrated oven, 4 ring gas job with extractor hood over, plumbing and space for washing machine, under counter appliance space, white sink with mixer tap under a uPVC double glazed window to the front and part tiled walls.

**BEDROOM 1**

12'4" x 14'2"

Maximum measurements. Irregular shaped room.

Radiator, uPVC double glazed window to the rear aspect, feature uPVC double glazed window to the side aspect and a double glazed Velux window. Door to:

**EN SUITE SHOWER**

White suite comprising low level W.C., pedestal wash hand basin with mixer tap, part tiled splashbacks and a shower cubicle, radiator and a uPVC double glazed window to the rear aspect.

**BEDROOM 2**

8'4" x 7'

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

**BATHROOM**

White suite comprising panel bath with mixer tap, pedestal wash hand basin with mixer tap, low level W.C., part tiled walls, double glazed Velux window, radiator and door to: WALK IN AIRING CUPBOARD-housing the gas central heating boiler and slatted shelving.

**OUTSIDE****TWO CAR PORTS**

Providing car parking.

**GARDEN**

Area of lawn.

**GENERAL NOTES****TENURE**

We understand the tenure is Leasehold. 125 years from 1st January 2001. Ground rent £250 pa. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

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

**COUNCIL TAX BANDING**

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

**BROADBAND:** Download Speed: Basic 15 Mbps & Ultrafast 1000 Mbps. Mobile Service: Likely

**FLOOD RISK:** Flooding from rivers- Very Low. Flooding from the sea - Very Low. Flooding from surface water and small watercourses - High Risk

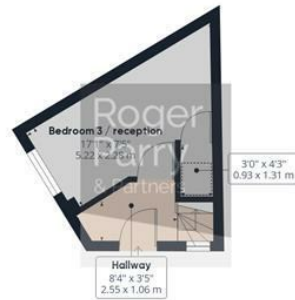
**SURVEYS**

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.

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



**Ground floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

855.15 ft<sup>2</sup>  
79.45 m<sup>2</sup>

**Reduced headroom**

167.77 ft<sup>2</sup>  
15.59 m<sup>2</sup>

(1) Excluding balconies and terraces.

☒ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



**Local Authority:** Powys County Council

**Council Tax Band:** D

**EPC Rating:** TBC

**Tenure:** Leasehold. 125 years from 1st January 2001

**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 proceed past the Westwood Hotel into Salop Road. Hafen Deg is the development on the right hand side before the petrol station/convenience store.

### 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.