





Seaforth Sun Hill, St. Harmon, Rhayader, LD6 5LH
Offers In Excess Of £280,000

This 2/3 bedroom detached bungalow enjoys views towards open countryside. With bathroom and wet room, utility room, 25' sitting/dining room with log burner and conservatory. Village location.



ENTRANCE

Composite front door and side screen to:

ENTRANCE PORCH

Tiled floor, front door and side screen to:

ENTRANCE HALL

Hatch to loft, electric heater and airing cupboard with tank and slatted shelving.

SITTING/DINING ROOM

25'11" x 12'1"

SITTING AREA

With uPVC double glazed window enjoying countryside views, electric heater, log burner with tiled hearth, double glazed patio doors and side screen to the conservatory. Opening to:

DINING AREA

With uPVC double glazed window enjoying countryside views, electric heater and door to kitchen.

CONSERVATORY

12'1" x 7'10"

uPVC double glazed construction with concrete flagstones and French doors to the garden.

KITCHEN/BREAKFAST ROOM

12'1" x 11'9"

Fitted with a range of base cupboards and drawers with wood effect work surfaces over, matching eye level cupboards, white one and a half bowl sink with mixer tap under a uPVC double glazed window enjoying countryside views, part tiled walls, tall storage cupboards, integrated double oven with cupboards above and below, induction hob with stainless steel splashback and extractor hood over, breakfast bar with cupboards under, tiled floor and door to:

REAR HALL

Tiled floor, part tiled walls, doors to wet room and utility room and a stable door to the rear gardens.

UTILITY ROOM

9'2" x 7'6"

Work surface, eye level cupboards, plumbing and space for washing machine, further appliance space, uPVC double glazed window and door to:

OFFICE/BEDROOM 3

9'2" x 8'6"

Wooden flooring, wood panelling, electric heater and uPVC double glazed window and composite door to the front.

WET ROOM

6'10" x 6'2"

Low level W.C., pedestal wash hand basin, shower area with Triton electric shower and corner body drier, fully tiled to 2 walls, electric heater and a uPVC double glazed window enjoying countryside views.

BEDROOM 1

13'1" x 11'1"

Electric heater and uPVC double glazed window to the side aspect.

BEDROOM 2

11'1" x 9'2"

Electric heater and uPVC double glazed window to the front aspect.

BATHROOM

White suite comprising panel bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level W.C., part tiled walls, heated towel rail, wood effect flooring and uPVC double glazed window.

OUTSIDE**FRONT**

Gate to gravel driveway providing off road parking and turning. Gate and fence to the rear garden.

FRONT/SIDE

Laid to gravel and slate with flower and shrub borders and fence to boundary. Leading to:

REAR

The generous sized rear garden is a particular feature of the property, enjoying countryside views. 2 decked patio entertainment areas, mainly laid to lawn with flower and shrub borders. Vegetable plot. Selection of fruit trees.

SIDE

Large greenhouse and fruit cage. Flower and shrub borders. Outside tap and socket. A number of garden sheds and a generous portacabin/workshop.

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 and water are connected. Shared sewerage system with the 11 properties in the cul de sac- £50 per month. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 17 Mbps & Ultrafast 1000 Mbps. Mobile Service: Likely

FLOOD RISK: Very Low.

COUNCIL TAX BANDING

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

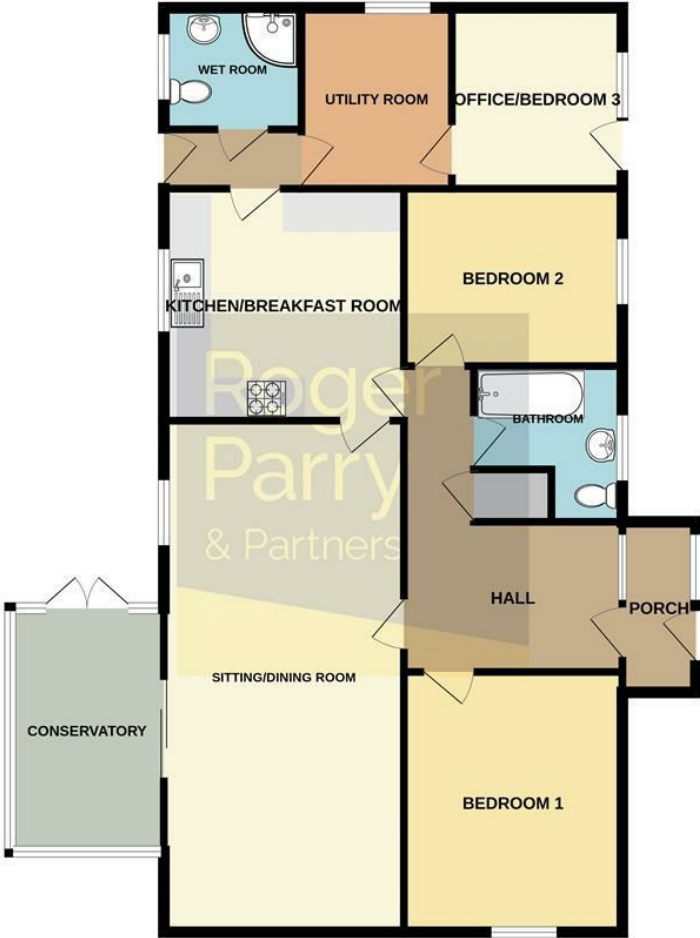
SURVEYS

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



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 County Council

Council Tax Band: D

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:

On entering St Harmon turn up Sun Hill and the property can be found 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 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.