Roger Parry & Partners

# Pear Tree Lane, Llanfair Caereinion, Welshpool

# Highgrove Pear Tree Lane, Llanfair Caereinion, Welshpool, SY21 0BH
## Offers In Excess Of £340,000

This spacious 4 bedroom, 2 reception room detached house is situated in an elevated position and enjoys far reaching views towards countryside. Benefitting from a conservatory, sun room, utility, cloakroom and a garage and generous parking. NO ONWARD CHAIN.

**ENTRANCE**
With a uPVC double glazed front door and side screen to:

**ENTRANCE PORCH**
Quarry tiled floor, wooden front door and glazed side screen to:

**ENTRANCE HALLWAY**
Radiator, built in cupboard with hanging and shelf space, staircase to the first floor and uPVC double glazed window to the side.

**CLOAKROOM**
With low level W.C., wall mounted wash hand basin, half tiled walls, parquet flooring and uPVC double glazed window to the front.

**SITTING ROOM**
21'0" x 12'6" (6.40m x 3.81m)
Dual aspect with uPVC double glazed patio doors to the conservatory and to the rear with countryside views. Tiled fireplace, 2 radiators and double doors to the dining room.

**CONSERVATORY**
13'1" x 11'2" (3.99m x 3.40m)
Of brick and uPVC double glazed construction, ceiling light/fan and French doors to the front.

**DINING ROOM**
12'8" x 10'10" (3.86m x 3.30m)
Radiator, doors to the hall and kitchen and uPVC double glazed window to the rear with countryside views.

**KITCHEN**
13' x 10'10" (3.96m x 3.30m)
Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, glass fronted display cupboards, built in tall storage cupboard, stainless steel double bowl sink with mixer tap under a uPVC double glazed window to the rear with countryside views, tiled walls, integrated double oven with cupboards above and below, electric hob with extractor hood over, central heating boiler, radiator, open fronted storage cupboard and composite door to:

**SUN ROOM**
12'1" x 10' (3.68m x 3.05m)
Of brick and uPVC double glazed construction with polycarbonate roof, power and light and composite doors to the front and rear. Enjoying views towards countryside to the front.

**FIRST FLOOR LANDING**
Hatch to loft, radiator, airing cupboard with slatted shelving and uPVC double glazed window to the side.

**BEDROOM 1**
14'5" x 9'5" (4.39m x 2.87m)
Measurement excludes 3 built in double wardrobes. Radiator and and uPVC double glazed window to the front aspect.

**BEDROOM 2**
12'5" x 10'4" (3.78m x 3.15m)
Measurement excludes 2 built in double wardrobes. Radiator and and uPVC double glazed window to the front aspect.

**BEDROOM 3**
12'5" x 10'3£ (3.78m x 3.12m£)
Radiator and and uPVC double glazed window to the rear aspect with countryside views.

**BEDROOM 4**
10'10" x 10'10" (3.30m x 3.30m)
Measurement excludes built in double wardrobe. Radiator and and uPVC double glazed window to the rear aspect with countryside views.

**BATHROOM**
8'5" x 8'5" (2.57m x 2.57m)
Corner bath, fully tiled shower cubicle, wash hand basin, low level W.C., fully tiled walls, radiator and uPVC double glazed windows to the side and rear.

**OUTSIDE**

**FRONT**
Tarmac driveway providing off road parking. Double gates to a paved area with a lean to greenhouse and opening to a paved area with wall and hedge to the boundary. Path to the front door.

**SIDE**
Path with flower and shrub borders. Gate leads to the garage and a second gate leads to the side where there is an outside tap. Path to the rear garden.

**REAR**
The rear gardens enjoys lovely countryside views and has 2 patio areas and 2 decked areas ( 1 is in need of repair). Steps lead to a lower level which has flowers and shrubs.

**GARAGE**
10'1" x 17'8" (3.07m x 5.38m)
Up and over door, recess housing the oil tank. Built in storage cupboard. Gate to the rear.

**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 16 Mbps & Superfast 80 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.
Made with Metropix ©2024

**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:**

From Welshpool take the A458 to Llanfair Caereinon. Turn left into the town over the river bridge and after a short distance turn left immediately after the Chip shop with the spar on the right go up Mount Road and then left after the football pitch into Pear Tree Lane where the property can be found a short distance on the left 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, 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 t o 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 s hould 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 b een 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.