



Roger  
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& Partners

Brynawelyn, Groes-Pluen, Welshpool, SY21 9BW



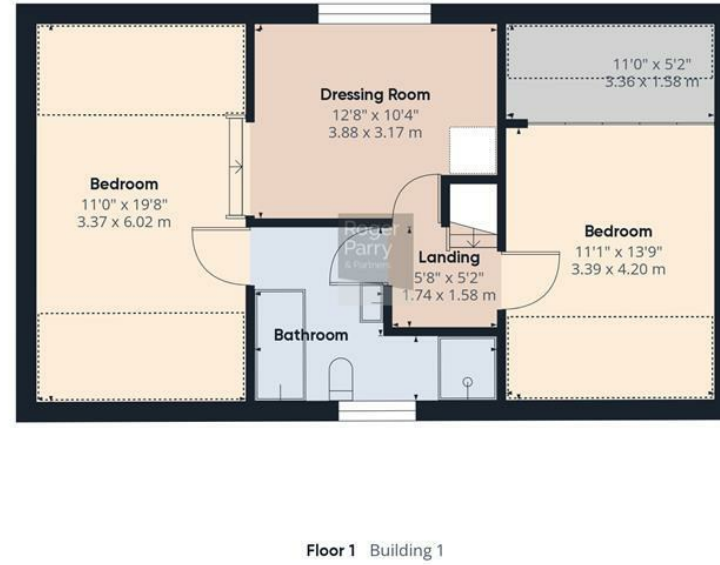
**Brynawelyn, Groes-Pluen, Welshpool, SY21 9BW  
£285,000**

This recently renovated, contemporary timber framed property has a factory finish metal roof covering and offers 3 receptions, 2 bedrooms, a dressing room and an impressive bathroom. There is a downstairs utility/shower room, kitchen/breakfast room and attractive well stocked gardens.





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



**Approximate total area<sup>(1)</sup>**  
 1573.88 ft<sup>2</sup>  
 146.22 m<sup>2</sup>

**Reduced headroom**  
 175.19 ft<sup>2</sup>  
 16.28 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**

## DESCRIPTION

This detached property is of timber framed construction beneath a factory finish metal roof covering and is situated in a semi rural location on the outskirts of Welshpool. The property has been recently renovated and offers 3 reception rooms, kitchen/breakfast room, utility/shower room and on the first floor there are 2 generous bedrooms, a stylish Jack and Jill bathroom and a dressing room/potential bedroom 3. Outside there are generous gardens to the front, side and rear as well as a timber workshop, walk through storage shed and useful storage area beneath the property. The property is classed as non standard construction.

## ENTRANCE PORCH

With useful storage and steps up to:

## KITCHEN/BREAKFAST ROOM

14'3" x 11'0" (4.34m x 3.35m)

Fitted with a range of oak fronted base cupboards and drawers with Corian work surfaces over, matching eye level cupboards with lighting under, end display shelving, ceramic sink with mixer tap under a uPVC double glazed window overlooking the gardens to the front, part tiled walls, stainless steel dual fuel Kenwood cooking range with extractor hood over.

## UTILITY/SHOWER ROOM

6'2" x 11'0" (1.88m x 3.35m)

Work surface with appliance space under, built in shelving, corner shower cubicle with electric shower, vanity wash hand basin with mixer tap and cupboards below, radiator, part tiled walls, low level W.C. and uPVC double glazed window to the front aspect.

## DINING ROOM

13'11" x 11' (4.24m x 3.35m)

(Currently used as a sitting room)

Feature brick fireplace, radiator, dual aspect with uPVC double glazed window to the side and uPVC double glazed French doors and side screen to the front gardens.

## SITTING ROOM

23'11" x 11'5" (7.29m x 3.48m)

Fireplace with Clearview multi fuel stove, twin French doors to the rear gardens, staircase to the first floor with useful cupboard under and radiator. Door to:

## LIVING ROOM

10'10" x 11" (3.30m x 3.35m)

Dual aspect with uPVC double glazed window to the side and French doors to the rear gardens. Feature brick fireplace with built in cupboard and shelving and radiator.

## FIRST FLOOR LANDING

### BEDROOM ONE

11'0" x 19'8" (3.35m x 5.99m)

Radiator and double glazed Velux style window enjoying countryside views. Opening to:

### DRESSING ROOM

12'8" x 10'4" (3.86m x 3.15m)

Radiator and uPVC double glazed window to the rear aspect.

### BEDROOM TWO

11'1" x 13'9" (3.38m x 4.19m)

Radiator and double glazed Velux style window enjoying countryside views, open eaves storage with hanging and shelf space.

## JACK AND JILL BATHROOM

Impressive modern bathroom with a freestanding bath with mixer tap and shower attachment, separate fully tiled shower cubicle, low level W.C., vanity wash hand basin with mixer tap and cupboards below, part tiled walls and floor and a uPVC double glazed window to the front.

## OUTSIDE

### FRONT

Path to the front porch. The front garden is a real feature of the property and is mainly laid to lawn with well stocked flower and shrub beds and borders and offers a good degree of privacy. Brick laid paths and a paved seating area and bounded by hedging.

Right of way over the flint gravel driveway with sufficient parking for several vehicles.

### REAR

Decked entertainment area, laid to lawn with a flower and shrub border and gravel path to a generous timber WORKSHOP with windows and door to the

front. Woodstore. Lean to shed with doors to either end and power and light. . Beneath the property there is an enclosed STORE ROOM housing the oil fired combi boiler.

### GENERAL NOTES

#### CONSTRUCTION

This property is of timber framed construction beneath a factory finish metal roof covering and is considered to be non standard construction.

#### 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. Oil central heating and septic tank. We would recommend this is verified during pre-contract enquiries.

**BROADBAND:** Download Speed: Standard 11 Mbps & Ultrafast 1000 Mbps. Mobile Service: EE - Likely

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

#### COUNCIL TAX BANDING

We understand the council tax band is C . 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.



**Local Authority:** Powys County Council

**Council Tax Band:** C

**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 Guilsfield road (A490) for approximately 1 mile turning left for the Dingle Nursery. Proceed for 250 yards and turn immediately right where Brynawelon is 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.