



Roger  
Parry  
& Partners

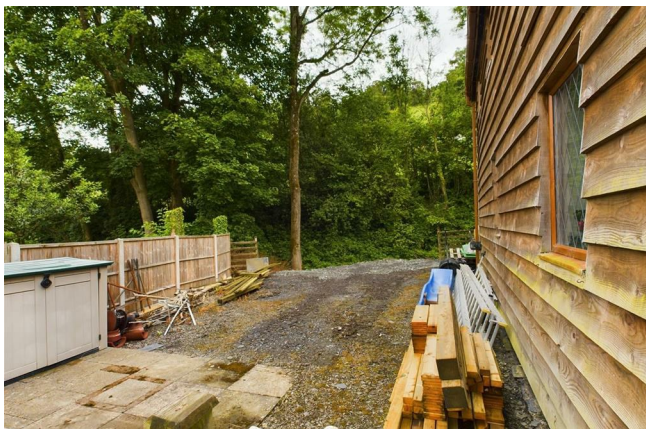
Gernant, Watergate Street, Llanfair Caereinion,  
Welshpool, SY21 0RB



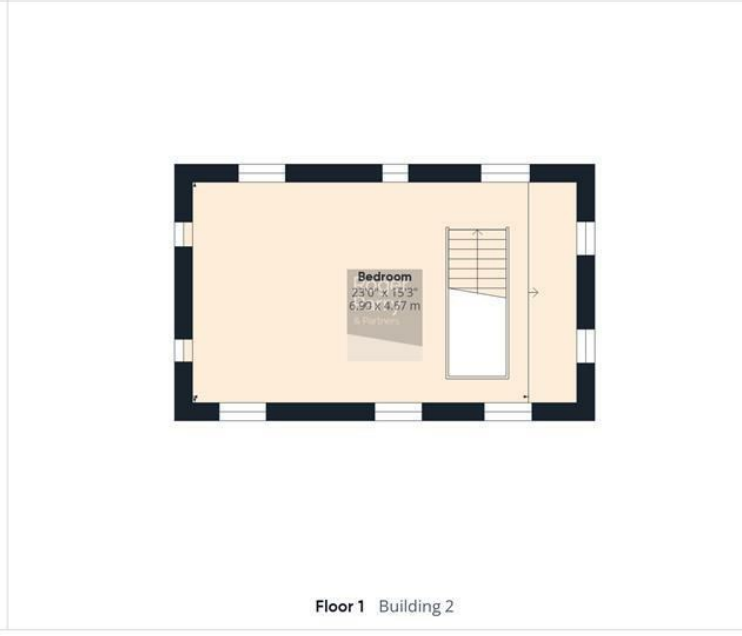
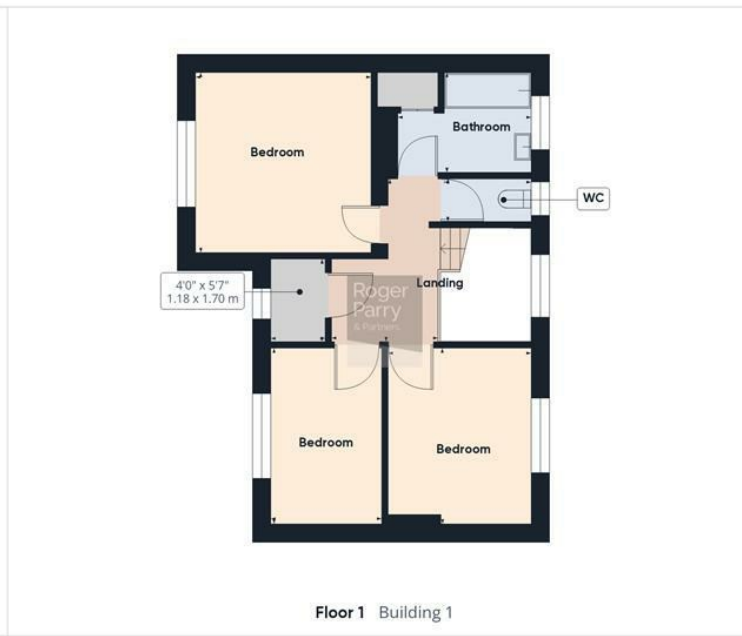
Gernant, Watergate Street, Llanfair Caereinion, Welshpool, SY21 0RB  
£420,000

This period detached house has the benefit of a detached two storey barn which offers huge potential (subject to gaining the normal permissions) which has uPVC double glazing and central heating. The house has an impressive kitchen/dining room/snug with double sided log burner, lounge, utility room, cloakroom, three bedrooms, bathroom and separate W.C.. Benefitting from air source heat pump and solar panels.





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



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

2077 ft<sup>2</sup>  
192.96 m<sup>2</sup>

**Reduced headroom**

2.26 ft<sup>2</sup>  
0.21 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**

**LOCATION**

The popular town of Llanfair Caereinion offers a range of local shops which include convenience stores, butchers and public houses. The town also has a doctors and dentists. Llanfair Caereinion has both primary and secondary schools. There are good road links to Newtown approximately 11 miles, Welshpool approximately 8 miles and Shrewsbury approximately 27 miles.

The railway station at Welshpool runs services to Shrewsbury, Birmingham and beyond.

Roger Parry and partners are pleased to bring to the sales market this three-bedroom detached house with impressive kitchen/dining/snug with log burner which has a two-storey detached barn and enjoys countryside views to the rear. The property sits on a generous plot with a good-sized patio and lawns, ample off-road parking and turning space. Early viewing is recommended to appreciate all that this property has to offer. NO ONWARD CHAIN.

**ENTRANCE PORCH**

Original part glazed front door to:

**RECEPTION HALLWAY**

Attractive tiled floor and period panel doors to the ground floor accommodation, radiator and picture rail.

**LOUNGE**

10'10" x 11'1" (3.3 x 3.38)

Feature fireplace with tiled surround and hearth and open grate, two radiators, herringbone parquet flooring, television point, uPVC double glazed bay window to the front aspect and French doors leading to the generous patio entertainment area.

**KITCHEN/DINING ROOM/SNUG**

20'9" x 10'4" (6.32 x 3.15)

**KITCHEN/DINING AREA**

Fitted with a comprehensive range of contemporary oak fronted base cupboards and drawers with work surfaces over, matching eye level cupboards, stainless steel sink with mixer tap, part tiled splashbacks, a range of integrated appliances to include a Kenwood 4 ring ceramic hob with extractor hood over, Zanussi eye level double oven, dishwasher and fridge freezer. Wood effect flooring, radiator, inset ceiling lights, Velux roof light and uPVC double glazed window to the side aspect, feature double sided log burner, door to utility room and step to: UNDERSTAIRS PANTRY CUPBOARD A useful cupboard with built in shelving and light. Opening to:

**SNUG**

12'3" x 11'11" (3.73 x 3.63)

Radiator, picture rail, wood effect flooring, double sided log burner and a uPVC double glazed window to the front aspect.

**UTILITY ROOM**

6'4" x 6'0" (1.93 x 1.83)

Fitted with a base cupboard with work surface over and tiled splashback, plumbing and space for washing machine and further appliance space, slate effect flooring, uPVC double glazed window to the rear aspect and glazed door to the patio. Door to:

**CLOAKROOM**

White suite comprising low level W.C. and pedestal wash hand basin, part tiled walls and slate effect flooring.

**FIRST FLOOR LANDING**

Radiator and picture rail.

**WALK IN STORE ROOM**

With fitted shelving and window to the front aspect.

**BEDROOM ONE**

12'3" x 12'3" (3.73 x 3.73)

Radiator, picture rail and uPVC double glazed window to the front aspect.

**BEDROOM TWO**

12'0" x 9'9" (3.66 x 2.97)

Radiator, picture rail and uPVC double glazed window to the rear aspect.

**BEDROOM THREE**

11'4" x 8'0" (3.45 x 2.44)

Radiator, picture rail and uPVC double glazed window to the front aspect.

**BATHROOM**

Fitted with a suite comprising Whirlpool style panelled bath with shower over, pedestal wash hand basin, fully tiled walls, heated towel rail and uPVC double glazed window to the rear aspect. Built in airing cupboard housing the hot water cylinder.

**SEPERATE WC**

Fitted with a low level W.C., part tiled walls, hatch to loft and uPVC double glazed window to the rear aspect.

**OUTSIDE****FRONT**

Brick wall to the front boundary with gate and path to the front door and an area laid to lawn. Wrought iron double gates lead to the gravelled driveway which provides generous off road parking and turning space,

**REAR**

To the rear of the property there is a generous paved patio area which is perfect for enjoying a glass of wine and enjoying the view on a summer evening. Children's play area which is laid to mulch. Laid to lawn with flower and shrub borders and hedge and fence to the boundary. There is a generous area to the rear of the outbuilding. Gravel path leads to:

**DETACHED TWO STOREY OUTBUILDING**

27'10" x 16'5" (8.48 x 5)

GROUND FLOOR- uPVC double glazed windows and uPVC double glazed double entrance doors, power and light and staircase to the first floor. Door to STORAGE ROOM with roller shutter door. FIRST FLOOR- uPVC double glazed windows and power and light. The property has been used as a gym and playroom and offers potential for a variety of alternative uses including conversion to a self contained annexe or home office /studio, subject to the normal Local Authority permission being granted.

**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. Air Source heat Pump provides central heating. Solar panels. The outbuilding has oil central heating. We would recommend this is verified during pre-contract enquiries.

**BROADBAND:** Download Speed: Standard 18 Mbps & Superfast 67 Mbps. Mobile Service: Likely

**FLOOD RISK:** Flooding from rivers: Very Low Risk.

Flooding from the sea: Very Low Risk Flooding from surface water and small watercourses: High Risk- Risk greater than 3.3% chance each year. Please note our clients have advised they have never experienced any issues with flooding at the property.

**COUNCIL TAX BANDING**

We understand the council tax band is D . 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:** D

**EPC Rating:** TBC

**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:

Turn off the A458 at Llanfair Caereinion and cross the river onto Bridge Street, follow this around to the right and take the first left into Watergate Street. 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.