



Roger
Parry
& Partners

21 Trem Hafren Red Bank, Welshpool, SY21 7PS



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£250,000

An opportunity to purchase this unique 3 bedroom detached house with views towards open countryside. The property was built in 1968 and has a sitting room on the first floor to make the most of the stunning far reaching views. Requiring updating and modernization. Garage and driveway. NO ONWARD CHAIN.



ENTRANCE

Wood and glazed front door to:

ENTRANCE PORCH

14'10" x 3'10" (4.54m x 1.17m)

Tiled floor, window to the side, water tap, doors to the garage and rear garden and wood and glazed door and side screen to:

ENTRANCE HALL

Wooden flooring, staircase to the first floor, radiator, exposed brickwork and steps down.

KITCHEN/DINING ROOM

8'9" x 20'8" (2.68m x 6.31m)

KITCHEN AREA

Fitted with a range of wood fronted base cupboards and drawers with work surfaces over, matching eye level cupboards, glass fronted display cupboards, stainless steel double bowl sink with mixer tap, space for cooker, gas Rayburn providing central heating, hot water and cooking facilities, part tiled walls, window to rear, wooden flooring and open to:

DINING AREA

Window to rear, wooden flooring, exposed woodwork and pantry with shelving.

STUDY

3'7" x 9'5" (1.11m x 2.89m)

Wooden flooring and window to side.

BEDROOM 2

12'0" x 10'6" (3.66m x 3.22m)

Wooden flooring, radiator, exposed woodwork, wood and double glazed French doors to the front, built-in wardrobe with hanging and self space and built in shelving.

W.C.

Low flush W.C. and internal window.

BATHROOM

Bath with mixer tap and shower attachment, wash hand basin with cupboards under, radiator, part tiled walls, tiled floor and window to the side.

FIRST FLOOR LANDING

Parquet flooring, 2 windows to the side and a radiator.

SITTING ROOM

14'11" x 20'10" (4.57m x 6.36m)

Steps down. Parquet flooring, radiator, exposed wood and brickwork, stone fireplace with wooden mantle and tiled hearth and coal effect gas fire and 2 double glazed windows to the front aspect with views towards open countryside.

BEDROOM 1

8'11" x 9'11" (2.73m x 3.04m)

Wood effect flooring, box bay window overlooking the rear garden, built in double wardrobe with hanging and shelf space, radiator, exposed brickwork and opening to a room with airing cupboard with tank and slatted shelving, vanity wash hand basin with cupboards under and window to side. Door to:

W.C.

Low flush W.C., wood effect flooring and extractor fan.

BEDROOM 3

5'10" x 9'2" (1.79m x 2.81m)

Wood effect flooring, box bay window overlooking the rear garden, exposed woodwork and built in cupboard with shelving.,

OUTSIDE

Exterior:

Showcasing a blend of classic brick and cedar wood construction, complemented by a pitched felt roof. Notably, the owners have taken great care to maintain the property, having installed new lead flashing on the roof just three years ago.

FRONT

Laid to lawn with stepping stone path to the side. Driveway leading to the garage,

REAR

Path to rear of the property, steps lead up to the lawn with 2 apple trees and flower and shrub bed.

GARAGE

16'4" x 13'5" (4.98m x 4.10m)

Up and over door, 2 windows to the rear, personal door to the porch, power and light with plumbing and space for washing machine.

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. Gas central heating via Rayburn. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 15 Mbps & Ultrafast 1000 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: Very Low Risk.

COUNCIL TAX BANDING

We understand the council tax band is E. 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



Floor 1



Approximate total area⁽¹⁾

1396.62 ft²

129.75 m²

Reduced headroom

8.5 ft²

0.79 m²

(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
Council Tax Band: E
EPC Rating: F
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 the town centre proceed down Salop Road and take the left hand turn onto Red Bank. Continue up the hill and take the 2nd left hand turn after the mini roundabout into Trem Hafren. The property will be found 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 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.