







## Lledan House Brook Street,, Welshpool, SY21 7LA £244,950

This 4 double bedroom house is situated in the town centre and benefits from large garage, carport and enclosed courtyard. With 2 receptions, kitchen and cloakroom an internal inspection is recommended.





**LARGE ENTRANCE PORCH**

Of brick and glazed construction with composite front door to:

**ENTRANCE HALL**

Staircase to first floor and radiator.

**CLOAKROOM**

White suite comprising low level W.C. and wash hand basin. Door to under stairs cupboard.

**LIVING ROOM**

Brick fireplace with hearth and inset log burner, dado rail, radiator and uPVC double glazed window to the front aspect.

**KITCHEN/BREAKFAST ROOM**

Fitted with a range of base cupboards and drawers with wood effect work surfaces over, matching eye level cupboards, one and a half bowl stainless steel sink with mixer tap, part tiled walls, integrated 4 ring gas hob with concealed extractor hood over, integrated oven, plumbing and space for washing machine and dishwasher, space for tall fridge freezer, radiator, wood effect flooring, uPVC double glazed window to the side and garage and composite door to the garage.

**SITTING/DINING ROOM**

Dual aspect with uPVC double glazed windows to the front and rear, wood effect flooring, coving, 2 radiators and wooden fire surround.

**FIRST FLOOR LANDING**

uPVC double glazed window on half landing, hatch to loft and radiator.

**BEDROOM 1**

Radiator and uPVC double glazed window to the front aspect.

**BEDROOM 2**

Radiator and uPVC double glazed window to the front aspect.

**BEDROOM 3**

Radiator and uPVC double glazed window to the rear aspect.

**BEDROOM 4**

Radiator and uPVC double glazed window to the side and rear aspect.

**BATHROOM**

White suite comprising low level W.C., pedestal wash hand basin and corner

bath with Triton electric shower, fully tiled walls, heated towel rail and uPVC double glazed window to the front.

**OUTSIDE****FRONT**

Gate to paved patio entertainment area which open to the carport. Bounded by wall and hedging.

**CARPORT**

With gates to front.

**GARAGE**

Folding doors, power and light.

The property does already have a carport situated to the side of the property so if the roof was taken off the garage this would create a reasonable sized courtyard garden to the rear of the property.

**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- (New Worcester boiler fitted November 2024).

We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 17 Mbps & Ultrafast 1000 Mbps.

Mobile Service: Likely

FLOOD RISK: Flooding from rivers: Risk greater than 3.3% chance each year.

Flooding from the sea: Very Low Risk. Flooding from surface water and small watercourses: Low Risk.

**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.

**EPC**

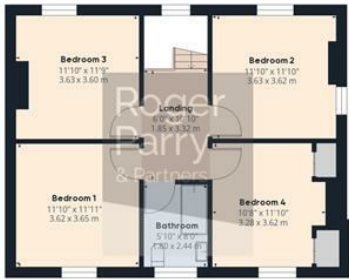
Since the EPC was done a new Worcester boiler was fitted in November 2024.

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



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>  
1784.66 ft<sup>2</sup>  
165.8 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



**Local Authority:** Powys County Council  
**Council Tax Band:** E  
**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:**

Leave the town centre on Brook Street and the property can be found on the left hand side at the turning to Chapel Street as identified 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](mailto: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.