



Roger  
Parry  
& Partners

2 Llyndu Terrace, Welshpool, SY21 7SG





**2 Llyndu Terrace, Welshpool, SY21 7SG**  
**£139,950**

A delightful 2 bedroom cottage situated in the town centre and benefitting from sitting room, dining room, refitted kitchen and shower room and replacement uPVC double glazing. There is a courtyard garden to the rear and an allocated parking space. **NO ONWARD CHAIN.**





**ENTRANCE**

Composite front door to:

**LIVING ROOM**

Staircase to the first floor with recess under, uPVC double glazed window to the front aspect, radiator and wall mounted electric fire. Sliding door to:

**DINING ROOM**

Feature brick fireplace with inset electric log burner, radiator and 2 feature arches to:

**KITCHEN**

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, open shelving, integrated oven and hob with concealed extractor hood over, one and a half bowl stainless steel sink with mixer tap, part tiled walls, plumbing and space for washing machine and fridge freezer, wall mounted Worcester gas central heating boiler, wood effect flooring, radiator, 2 uPVC double glazed windows and a composite door to the rear.

**FIRST FLOOR****LANDING****BEDROOM 1**

Two built in wardrobes, uPVC double glazed window to the front aspect, feature fireplace and a radiator.

**BEDROOM 2**

Radiator and uPVC double glazed window to the rear aspect

**SHOWER ROOM**

Modern white suite comprising low level W.C., vanity unit with cupboards, drawers and wash hand basin with mixer tap, shower cubicle with MIRA electric shower, hatch to loft, wood effect flooring and uPVC double glazed window to the rear.

**OUTSIDE****FRONT**

Flower beds adjacent to the house and further flower bed by the parking space.

**OFF ROAD PARKING**

Allocated off road parking space.

**REAR**

Rear courtyard with OUTSIDE W.C. and a useful storage shed. Gate and access to the side. Bounded by fencing.

**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. Electric water heaters to sink and basin. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 19 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 B . We would recommend this is confirmed during pre-contact enquiries.

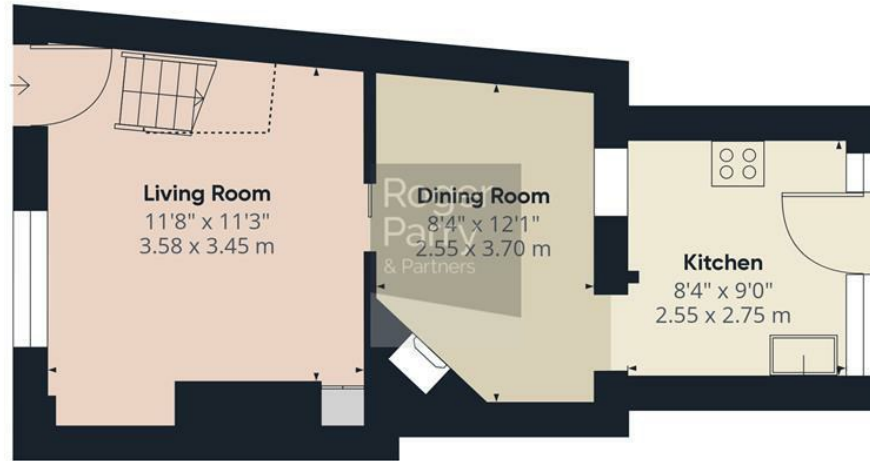
**SURVEYS**

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.

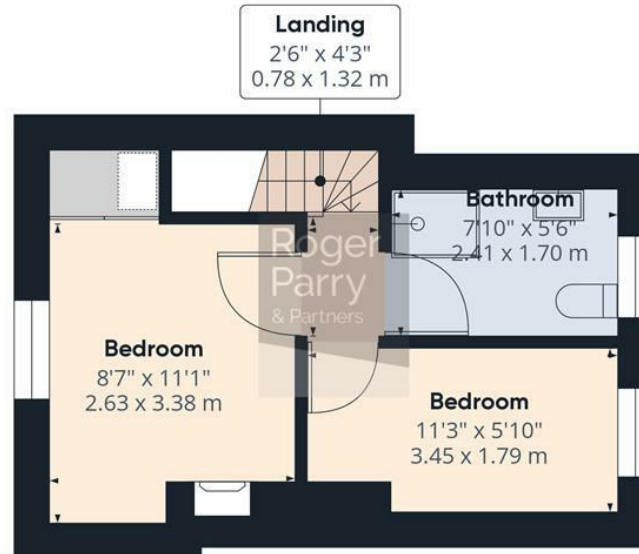
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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



Ground floor



Floor 1



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

530.34 ft<sup>2</sup>

49.27 m<sup>2</sup>

Reduced headroom

12.06 ft<sup>2</sup>

1.12 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE360



**Local Authority:** Powys County Council

**Council Tax Band:** B

**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:**

From the crossroads in the centre of Welshpool town proceed down Berriew Street, turning right into Poundland car park, then turn immediately right again and 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 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.