



Roger  
Parry  
& Partners

22 Coed Y Bryn, Welshpool, SY21 7RL



**22 Coed Y Bryn, Welshpool, SY21 7RL  
Offers In The Region Of £140.000**

**This 2 bedroom terraced house has a living room, kitchen/dining room and bathroom. There is a front garden and an enclosed rear garden. Gas central heating and uPVC double glazing. Offered with NO ONWARD CHAIN.**



**ENTRANCE PORCH**

Of uPVC double glazed construction with composite front door. Wood and glazed door to:

**LIVING ROOM**

Staircase to the first floor with storage cupboard under, radiator, tiled fireplace with marble effect hearth and gas wood effect stove, uPVC double glazed window to the front with views towards open countryside and door to:

**KITCHEN/DINING ROOM**

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, tall storage cupboard, white one and a half bowl ceramic sink with mixer tap, part tiled walls, integrated oven with 4 ring gas hob and concealed extractor hood over, plumbing and space for washing machine, radiator, wall mounted gas Worcester central heating boiler, 2 uPVC double glazed windows and a composite door to the rear.

**FIRST FLOOR****LANDING**

Built in airing cupboard with tank and slatted shelving and hatch to loft.

**BEDROOM 1**

With 2 built in wardrobes , radiator and 2 uPVC double glazed windows to the front with views towards open countryside.

**BEDROOM 2**

Built in storage cupboard, radiator and a uPVC double glazed window to the rear aspect.

**BATHROOM**

White suite comprising panel bath with Triton electric shower over, low level W.C. and pedestal wash hand basin, fully tiled walls, radiator and uPVC double glazed window to the rear.

**OUTSIDE****FRONT**

Gate and path to front door, laid to lawn and bounded by picket fencing.

**REAR**

Laid out on 3 levels with gravel for ease of maintenance. Garden shed. Patio entertainment area, outside tap and fence to boundary.

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

**BROADBAND:** Download Speed: Standard 8 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.

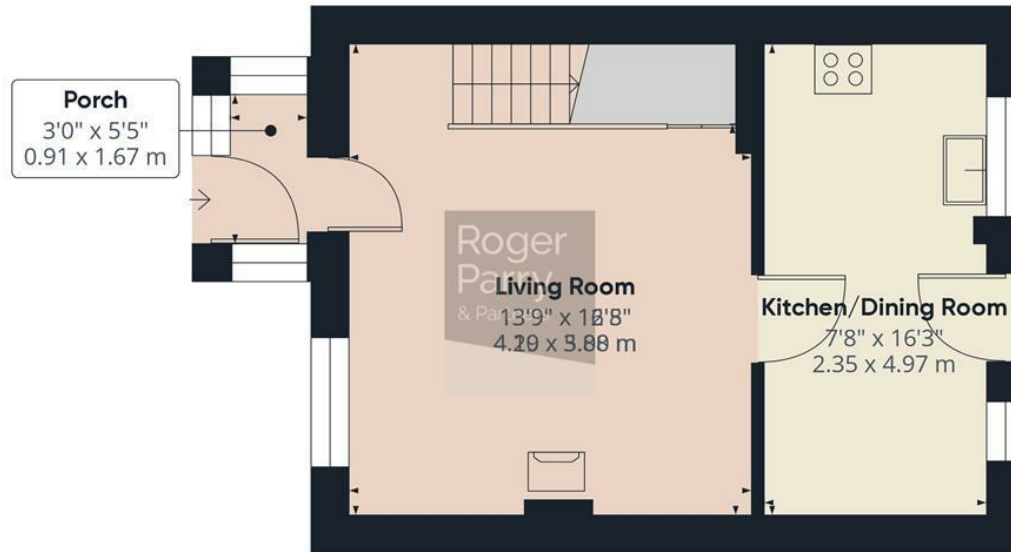
**SURVEYS**

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.

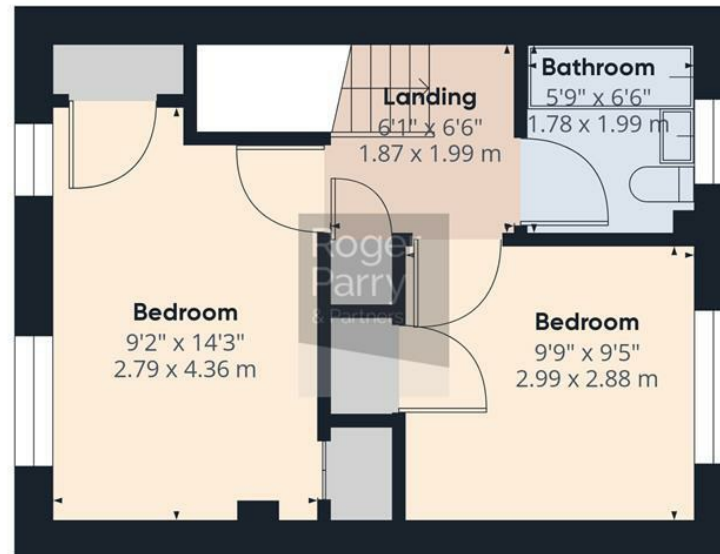
**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>  
679.96 ft<sup>2</sup>  
63.17 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.

GIRAFFE360

**Local Authority:** Powys County Council

**Council Tax Band:** B

**EPC Rating:** C

**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 to Salop Road passing the church on the left and the Westwood Park Hotel. Take the second turning left into Cobden Street. Follow the road to the top of the hill into Borfa Green. Turning right at the first roundabout and following the road into Coed y Bryn where Number 22 is on the fourth tier.

### **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.