



Roger  
Parry  
& Partners

16 Maes Y Genlli, Clatter, Caersws, Powys,  
SY17 5NS



**16 Maes Y Genlli, Clatter, Caersws, Powys, SY17 5NS**  
**£175,000**

A three bedroom end terrace house with countryside views to the rear, offering modern kitchen/dining room with integrated appliances, sitting room, cloakroom and generous storage cupboards. Situated in cul de sac in a village location there is an enclosed rear garden with garden shed, gas central heating and uPVC double glazing.



**ENTRANCE**

Composite front door to:

**ENTRANCE PORCH**

1.19m x 2.34m (3'11" x 7'08")

Tiled floor, door to walk in storage cupboard and wood and glazed door to:

**ENTRANCE HALLWAY**

Under stairs storage cupboard and a built in storage cupboard.

**CLOAKROOM**

White suite comprising low level W.C, wall mounted wash hand basin with tiled splash back and a uPVC double glazed window to the front.

**SITTING ROOM**

5.28m x 3.23m (17'4" x 10'7")

Dual aspect with a uPVC double glazed window to the front a uPVC double glazed window to the rear with countryside views, 2 radiators and coved ceiling.

Door to:

**REAR HALLWAY**

Staircase to the first floor, built in storage cupboard and a door to the garden.

Door to:

**KITCHEN/DINING ROOM**

5.28m x 2.92m (17'4" x 9'7")

Fitted with a range of modern grey gloss fronted base cupboards and drawers with work surfaces over, matching eye level cupboards, one a half bowl sink with mixer tap under a uPVC double glazed window to the front aspect, part tiled walls, tiled floor, a range of integrated appliances including: fridge and freezer, oven, oven/microwave, induction hob, dishwasher and extractor fan. Wall mounted Worcester central heating boiler, radiator, plumbing and space for washing machine and uPVC double glazed French doors to the patio and enjoying far reaching countryside views.

**FIRST FLOOR LANDING**

Hatch to loft, built in cupboard with shelving and a uPVC double glazed window to the front, further built in cupboard with shelving.

**BEDROOM ONE**

4.11m x 2.90m (13'6" x 9'6")

Built in cupboard, radiator and uPVC double glazed window to the rear aspect with far reaching countryside views.

**BEDROOM TWO**

3.51m x 2.31m (11'6" x 7'7")

Built in cupboard, radiator and uPVC double glazed window to the rear aspect with far reaching countryside views.

**BEDROOM THREE**

2.87m x 2.34m (9'5" x 7'8")

Radiator and uPVC double glazed window to the front aspect.

**BATHROOM**

Modern white suite comprising bath with mixer tap and separate shower with twin heads, vanity unit with wash hand basin with mixer tap, cupboards under and concealed cistern W.C., radiator and a uPVC double glazed window to the front.

**OUTSIDE****FRONT**

Gate and path to the front door. Laid to lawn with fence to boundary.

**REAR**

The rear garden is a particular feature of the property being laid to patio for ease of maintenance and backing onto open fields and enjoying far reaching countryside views. Garden shed and bounded by panel 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, gas and drainage services are connected. We would recommend this is verified during pre-contract enquiries.

**BROADBAND:** Download Speed: Basic 6 Mbps & Ultrafast 1000 Mbps. Mobile Service: Good.

**FLOOD RISK:** Very Low.

**COUNCIL TAX BANDING C**

We understand the council tax band is A. 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.

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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**General Services:** Mains electric, water, gas and drainage services are connected.

**Local Authority:** Powys County Council

**Council Tax Band:** C

**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 Newtown along Llanidloes Road (A489) and after 6 miles turn right for Caersws/Carno. Pass through Caersws and continue into the village of Clatter. Turn left before the former Primary School and take the first right into Maes Y Genlli and the property will be in front of you as indicated by our For Sale board.

What3words: contact.portfolio.power

#### **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.