



Roger  
Parry  
& Partners

32 Brynfa Avenue, Welshpool, Powys, SY21 7TS



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£410,000

This impressive 4 bedroom split level detached property is sat on a larger than average plot and enjoys a commanding elevated view over the town towards surrounding countryside. With a large balcony, cloakroom, 2 receptions, re fitted kitchen/breakfast room, conservatory and en suite shower room, this property needs to be seen to be appreciated.



**DESCRIPTION**

A much improved and well maintained four bedroom, three bathroom detached house enjoying a commanding elevated view across the town to surrounding countryside. The property has a larger than average garden, off road parking for three cars as well as a garage. There is a large balcony that makes the most of the stunning views. Since purchasing the current owners have made the following improvements: new blinds, replacement double glazing, new carpets, oak internal doors, smart lights, new kitchen and new bedroom furniture to bedroom one.

**GROUND FLOOR****ENTRANCE**

Composite front door to:

**ENTRANCE HALL**

Radiator and short staircase to first floor.

**CLOAKROOM**

Modern white suite comprising low level W.C., vanity wash hand basin with mixer tap, tiled splashback and cupboard below, heated towel rail and wood effect flooring.

**LOUNGE**

With Adam style fireplace with raised marble hearth and inlay and painted wood surround with coal effect gas fired inset, radiator and uPVC double glazed box bay window to the front enjoying a lovely outlook towards fields and countryside.

**DINING ROOM**

Radiator and uPVC double glazed window to the front enjoying a lovely outlook towards fields and countryside.

**UPPER GROUND FLOOR**

Door to the kitchen/breakfast room and short staircase to first floor.

**KITCHEN/BREAKFAST ROOM****KITCHEN AREA**

Recently fitted base cupboards and drawers with wooden work surfaces over, matching eye level cupboards, a range of integrated appliances to include: tall fridge and freezer, microwave, wine cooler, twin Smeg ovens and 5 ring induction hob with extractor hood above, washing machine and dishwasher. Dual aspect with uPVC double glazed windows, twin bowl white sink with mixer tap, inset ceiling lights and opening to:

**BREAKFAST AREA**

Breakfast bar, matching units to the kitchen with base cupboards and wooden work surfaces, wood effect flooring, radiator, inset ceiling lights and double glazed patio doors to:

**CONSERVATORY**

Of brick and uPVC double glazed construction with French doors to the garden, radiator, light/ceiling fan and wood effect flooring.

**FIRST FLOOR**

With uPVC double glazed French doors leading to the balcony. Short staircase to upper first floor.

**BEDROOM ONE**

A range of built in furniture to include wardrobes, cupboards over the bed space, bedside tables with display shelving above and chest of drawers. Radiator and box bay uPVC double glazed window to the front enjoying lovely elevated views over the town towards surrounding fields and countryside. Door to:

**EN SUITE SHOWER ROOM**

Modern white suite comprising low level W.C., vanity wash hand basin with mixer tap, splash back and drawer below, large tiled shower cubicle, wood effect flooring, inset ceiling lights, heater towel rail and uPVC double glazed window to the side.

**BEDROOM TWO**

A range of built in furniture to include wardrobes and cupboards over the bed space, Radiator and uPVC double glazed window to the front enjoying lovely elevated views over the town towards surrounding fields and countryside.

**UPPER FIRST FLOOR**

Hatch to loft and built in airing cupboard with a radiator and slatted shelving.

**BEDROOM THREE**

A range of built in furniture to include wardrobes and cupboards over the bed space. Radiator and uPVC double glazed window to the rear overlooking the gardens and woodland beyond.

**BEDROOM FOUR**

Radiator, double wardrobe with hanging and shelf space and uPVC double glazed window overlooking the rear gardens and woodland beyond.

**FAMILY BATHROOM**

Modern white suite comprising panelled bath with fitted shower attachment and glazed side screen, fully tiled to bath area, vanity wash hand basin with storage cupboards under and tiled splashback, low level WC, wood effect flooring, heated towel rail, extractor fan and uPVC double glazed window to the rear.

**OUTSIDE****FRONT**

Tarmac and brick paved driveway providing off road parking for 3 cars.

**REAR**

The generous rear garden is a particular feature of the property with a paved patio entertainment area leading off the conservatory with a garden shed and raised brick wall. Outside tap. Steps down to the garage and wrought iron steps up to the balcony and steps to the further area of garden which is laid to lawn with apple and cherry trees, summer house with adjacent pergola. Further area of sloped garden which is enclosed by mature hedging and enjoying views across the town towards open countryside.

**SIDE**

Paved patio entertainment area which enjoys views towards open countryside and leads down to a stepped gravel area.

**BALCONY**

A large balcony provides further seating with wrought iron railings and enjoys far reaching views.

**GARAGE**

Up and over door, power and light, built in cupboards and shelving and personal door to the rear.

**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 10 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.

**AGENTS NOTE**

The adjoining field to the left of the property has planning permission for development.

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



**Local Authority:** Powys County Council

**Council Tax Band:** E

**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 Welshpool town centre continue up the Red Bank to the mini round about, take the right turning onto Brookfield Road, continue along taking the second turning left onto Acorn Rise, continue up the bank veering left onto Brynfa Avenue and number 32 is situated at the end on the right hand side indicated by the '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

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.

