





15 Meillionydd, Adfa, Newtown, SY16 3BF
Offers Over £245,000

This 3 bedroom detached house is situated in the village of Adfa within easy reach of both Welshpool and Newtown and enjoys far reaching countryside views. Benefitting from a sitting room, kitchen/dining room, cloakroom and utility room, master bedroom with en suite and integral garage.



ENTRANCE PORCH**ENTRANCE HALLWAY**

With staircase to the first floor and door to sitting room.

SITTING ROOM

With bay window to the front aspect, 2 radiators, feature marble effect fireplace with electric fire, oak flooring and door to:

KITCHEN/DINING ROOM**KITCHEN AREA**

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, stainless steel sink under window overlooking the rear garden towards countryside beyond, part tiled walls, integrated oven and hob with extractor hood over, integrated Bosch fridge, door to utility room, breakfast bar and opening to:

DINING AREA

With oak flooring and patio doors leading out to the gardens with countryside views.

UTILITY ROOM

Built in wall and base units with work surface, stainless steel sink, part tiled walls and floor, plumbing and space for washing machine, integrated Bosch freezer, radiator, door and window to the rear gardens and door to:

CLOAKROOM

Suite comprising low level W.C. and pedestal wash hand basin, radiator and tiled floor.

FIRST FLOOR LANDING

Built in airing cupboard, hatch to loft which is boarded and has a light and window to side.

BEDROOM 1

Built in double wardrobe with hanging and shelf space, radiator and double glazed window to the front aspect with views towards open countryside. Door to:

EN SUITE SHOWER ROOM

Suite comprising low level W.C., pedestal wash hand basin and shower cubicle, shaver socket and a radiator.

BEDROOM 2

Built in wardrobe with hanging and shelf space, radiator and a window to the rear aspect with views towards open countryside.

BEDROOM 3

Radiator and double glazed window to the front aspect with views towards open countryside.

BATHROOM

Suite comprising panel bath, pedestal wash hand basin and low level W.C., radiator, part tiled walls and double glazed window to the rear.

OUTSIDE**FRONT**

Off road parking for 3 cars. Gate and path to the rear.

GARAGE

Up and over door.

REAR

With patio entertainment area and area laid to gravel, remainder mainly laid to lawn with flower and shrub borders. Bounded by hedge and panel fencing. Oil tank. Path down the side to the front.

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, drainage and water are connected. Oil central heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Superfast 80 Mbps. Mobile Service: Limited

FLOOD RISK: Flooding from rivers: Very Low. Flooding from the sea: Very Low.

Flooding from surface water and small watercourses: Very Low.

COUNCIL TAX BANDING

We understand the council tax band is D. 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.

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



Local Authority: Powys County Council

Council Tax Band: D

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:

From Welshpool take the A483 towards Newtown. Turn right signposted Berriew and continue along this road passing through the village. Proceed through the village of Manafon and on to the village of New Mills. Continue through the village and on leaving, turn right signposted Adfa, before the river bridge. After approximately 0.5 miles, turn left and on entering the village of Adfa, Meillionydd can be found on the left hand side as indicated by our For Sale board. Drive into the left hand corner and the cul de sac can be found on your left.

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.