





Stone House Pentrebeirdd, Guilsfield, Welshpool, SY21 9DL Offers Over £300,000

A 3 bedroom character cottage sat in a plot of approx 0.25 acres (0.101 hectares) and enjoying countryside views to the front. Situated in a lovely semi rural location but with easy access to Welshpool and Guilsfield. NO ONWARD CHAIN.



ENTRANCE

Composite door to:

KITCHEN/DINING ROOM**DINING AREA**

With uPVC double glazed window to the front aspect with countryside views, quarry tiled floor, built in cupboards and recessed display shelving, exposed beams, radiator and recess housing meters etc. Opening to:

KITCHEN AREA

Fitted with a range of base cupboards and drawers with work surfaces over, eye level cupboards, glass fronted display cupboards, stainless steel sink with mixer tap, part tiled walls, exposed beams, quarry tiled floor and wood effect flooring, understairs storage cupboard, uPVC double glazed window overlooking the side garden, space for cooker, space for tall fridge/freezer, staircase to the first floor and door to:

SITTING ROOM

Dual aspect with uPVC double glazed windows to the front and rear - the front enjoying countryside views, radiator and painted beams.

FIRST FLOOR**LANDING**

Doors to the bedrooms and bathroom.

BEDROOM 1

Radiator, high level storage cupboard over door, wash hand basin with tiled splash back and shaver socket and a uPVC double glazed window to the front aspect enjoying countryside views.

BEDROOM 2

Radiator, high level storage cupboard over door, wash hand basin with tiled splash back and a uPVC double glazed window to the front aspect enjoying countryside views.

BEDROOM 3

Radiator and a uPVC double glazed window to the rear aspect.

BATHROOM

Low level W.C., wall mounted wash hand basin with mixer tap and bath with separate shower over, part tiled walls, radiator, wood effect flooring, cupboard housing the water tank and a uPVC double glazed window to the rear aspect.

OUTSIDE

The plot extends to approximately 0.25 acre (0.101 hectares) and enjoys lovely countryside views to the front. Approached via a block paved driveway which provides generous parking and turning space. Patio entertainment area to the front of the property with steps down to the lawned gardens. To the side of the property there is an area used for raised beds and having a selection of fruit trees. To the side of the property is a patch of uncultivated land with a path leading to the rear of the property where there is a wooden garden shed and a stone outbuilding.

AGENTS NOTE

The house has had a scheme of energy efficiency upgrades, including loft insulation and internal wall insulation. As well as an air source heat pump and solar panels with a 5MW storage battery,

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 and water are connected. Central heating via air source heat pump. The current vendor has advised that drainage is via a private modern sewage treatment plant. Solar panels. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 4 Mbps & Ultrafast 1800 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 enquires.

SURVEYS

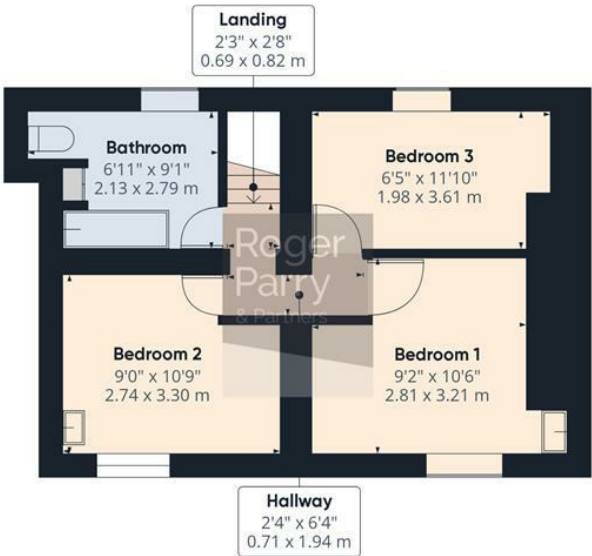
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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

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



Ground floor



Floor 1



Approximate total area⁽¹⁾

724.85 ft²
67.34 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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:

Leave Welshpool on the A490 heading North. Continue past the garage and take the 2nd left hand turn signposted Meifod 3 miles (do not take the 1st turning signposted Meifod 4 miles). Turn immediately right down a narrow lane and continue to the T junction and Stone House can be found in front of you as indicated by our 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.