







2 Park Terrace, Mount Street, Welshpool, SY21 7LL  
Guide Price £275,000

This 3 storey Grade II listed town house benefits from a generous garden and 2 parking spaces. Having 2 receptions, kitchen/conservatory, 3 double bedrooms and being situated within easy reach of the town centre. Offered with NO ONWARD CHAIN.





**DESCRIPTION**

Situated within easy reach of the town centre with its wide range of amenities, this well presented, extended and updated 3 double bedroom, 3 storey Grade II listed townhouse has 2 receptions, a bright kitchen/conservatory that connects seamlessly to the generous gardens, a bathroom and a boiler cupboard/store. Having the benefit of off road parking for 2 cars with planning permission for a double garage.

**LOCATION**

The property is situated a short walk from the market town of Welshpool which has a wide range of amenities including a selection of supermarkets, independent shops, cafes and a leisure centre as well as a train station and a light steam railway. The larger towns of Oswestry and Shrewsbury are about 14 miles and 20 miles away respectively and offer a wider range of services. The Welsh coastal towns of Barmouth and Aberdovey are both approximately 49 miles away.

**ENTRANCE**

Front door with decorative transom window over leading to:

**SITTING ROOM**

11'6 x 11'1 (3.51m x 3.38m)

Feature fireplace with brick hearth, wood effect flooring, radiator, coved ceiling and picture rail and window to the front elevation. Doorway to:

**INNER HALL**

2'8 x 2'9 (0.81m x 0.84m)

With staircase to the first floor and opening to:

**DINING ROOM**

11'4 x 11'4 (3.45m x 3.45m)

Fireplace with wooden mantle, wood effect flooring, coved ceiling, radiator, useful understairs cupboard with shelving. 2 openings to:

**KITCHEN/ CONSERVATORY**

12'8 x 10'8 (3.86m x 3.25m)

Fitted with a range of base cupboards and drawers with wooden work surfaces over, eye level cupboards with lighting under, 2 storage baskets, white Belfast style sink with mixer tap, space for a range style cooker with concealed extractor hood over, part tiled walls, space for an American style fridge/freezer and plumbing and space for washing machine, tiled floor, radiator, 5 panel skylight over the conservatory area and glazed French doors to the garden.

**FIRST FLOOR LANDING**

5'8 x 11'1 (1.73m x 3.38m)

Exposed wooden floorboards, radiator and staircase to the second floor.

**BATHROOM**

8'6 x 6'3 (2.59m x 1.91m)

White suite comprising panel bath with separate shower over and glazed screen, low level W.C. and pedestal wash hand basin, radiator, tiled floor, part tiled walls, window to the rear and built in cupboard with shelving.

**BEDROOM ONE**

12'0 x 11'1 (3.66m x 3.38m)

Feature fireplace, radiator, coved ceiling and picture rail and window to the front aspect.

**BOILER ROOM/STORE**

8'7 x 3'3 (2.62m x 0.99m)

Wall mounted Worcester combi gas boiler.

**SECOND FLOOR LANDING**

5'7 x 11'1 (1.70m x 3.38m)

Radiator, exposed wooden floorboards and double glazed Velux window. Hatch to LOFT SPACE- with a pull down ladder, chipboard floor and power and light.

**BEDROOM TWO**

12'1 x 11'1 (3.68m x 3.38m)

Radiator with decorative wooden cover and window to the front aspect with views towards the Church.

**BEDROOM THREE**

8'7 x 10'0 (2.62m x 3.05m)

Radiator, wardrobe recess with hanging and shelf space and window to the rear aspect with views towards woodland.

**OUTSIDE****FRONT**

Gate and path to the front door, small front garden with shrubs and decorative hedge.

**REAR**

The generous rear garden is mainly laid to 3 areas of level lawn with flowers and shrub borders and beds with a raised decking entertainment area that is ideal for BBQs and al fresco dining. A path leads to the rear of the garden with steps giving access to the parking area and a gate leads to a small area that the previous owners used to keep chickens. . GARDEN SHED.

**OFF ROAD PARKING**

Off road parking for two cars.

Full planning permission has been granted for a Proposed Garage at Rear of Property - 20/1679/HH

**GENERAL NOTES****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that there is mains electric, water and drainage. Gas central heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 17 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 C. We would recommend this is confirmed during pre-contact enquires.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

**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)





**Local Authority:** Powys County Council

**Council Tax Band:** C

**EPC Rating:**

**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 walk up Broad Street and the property can be found as indicated by our For Sale board on the right hand side.

### 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.