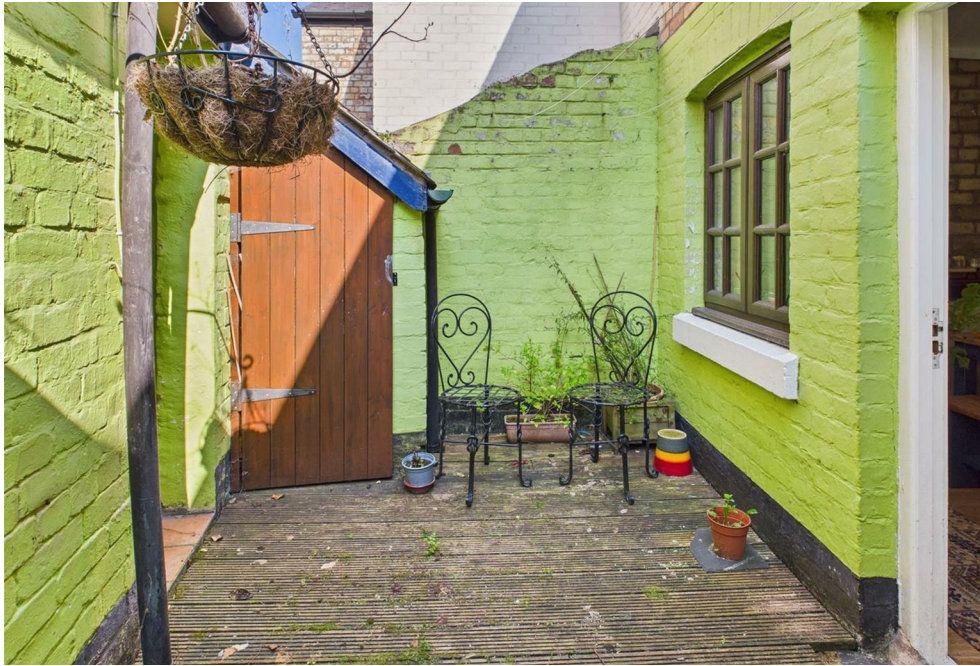






Fir Cottage, 18 Market Street, Llanfyllin, SY22 5BX
£139,950

This 2 bedroom end terrace house is situated a short walk from the centre of Llanfyllin with its shops, pubs and schools. With 2 receptions and an enclosed courtyard, the property must be viewed to be appreciated. NO ONWARD CHAIN.



ENTRANCE

Wood and glazed door to:

ENTRANCE HALL

With door to:

SITTING ROOM

Feature fireplace with open grate and shelving to both sides and cupboard to one side, uPVC double glazed window to the side and door to:

DINING ROOM

Wood effect flooring, radiator, wooden fire surround with brick chimney breast with shelving to 1 side, staircase to the first floor with cupboard under housing a Worcester central heating boiler. Wood and glazed door and uPVC double glazed window to the yard and opening to:

KITCHEN

One and a half bowl stainless steel sink with mixer tap and spray attachment, radiator, wall mounted shelving, appliance space, plumbing and space for slimline dishwasher and opening to:

UTILITY

Plumbing and space for washing machine and window to the yard.

LANDING

Radiator, hatch to loft and uPVC double glazed window to the front aspect.

BEDROOM 1

Radiator, built in shelving and hanging space and uPVC double glazed window to the side aspect.

BEDROOM 2

Radiator, built in shelving and uPVC double glazed window to the side aspect.

BATHROOM

White suite comprising low level W.C., pedestal wash hand basin with mixer tap, wood panel bath with mixer tap and separate shower over, part tiled walls, tiled floor, heated towel rail and built in cupboard.

OUTSIDE**COURTYARD**

Enclosed decked courtyard with 2 useful stores, outside tap and door to rear passageway which leads to the road.

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. Town gas central heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 18 Mbps & Superfast 80 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 B. We would recommend this is confirmed during pre-contact enquiries.

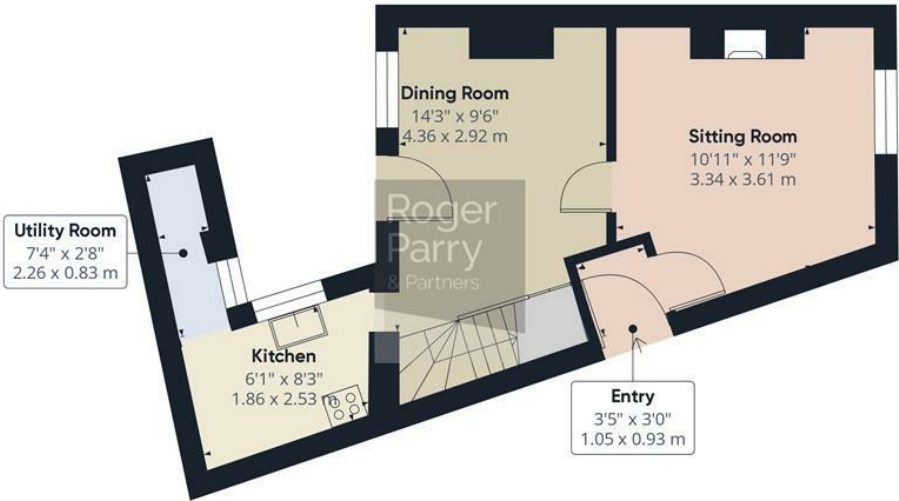
MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct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

SURVEYS

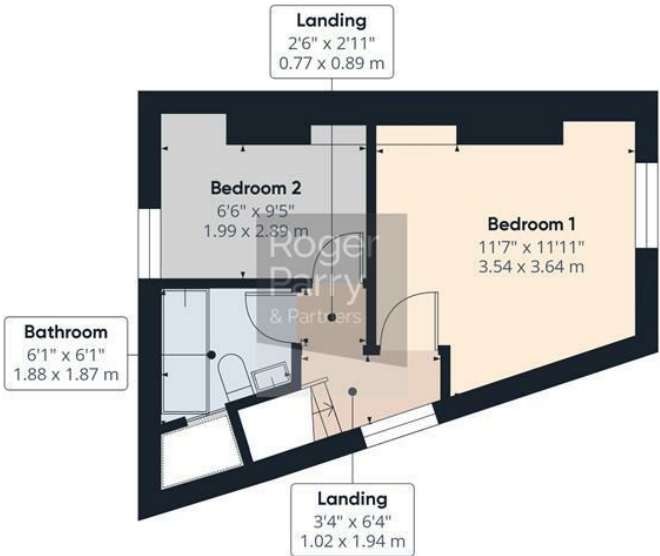
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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

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



Ground floor



Floor 1



Approximate total area[®]
617.96 ft²
57.41 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 are based on RICS IPMS 3C standard.

General Services:

Local Authority: Powys County Council

Council Tax Band: B

EPC Rating: E

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:

On entering Llanfyllin proceed through the village and turn left onto Market Street where the property will be found at the end on the right hand side 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.