





2 Maes Y Gwy, Llangurig, Llanidloes, SY18 6FH
£255,000

A brand new 3 bedroom semi detached house in a village location just 5 miles from Llanidloes. With sitting room, kitchen/dining room, cloakroom, utility room, bathroom and en suite shower room. Driveway parking and enclosed rear garden.



ENTRANCE

Composite front door to:

ENTRANCE HALLWAY

Staircase to the first floor with storage cupboard under and wood effect flooring.

SITTING ROOM

Wood effect flooring and a uPVC double glazed window top the front aspect.

CLOAKROOM

Suite comprising low level W.C and pedestal wash hand basin with mixer tap, wood effect flooring.

KITCHEN/DINING ROOM

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, stainless steel sink with mixer tap under a uPVC double glazed window overlooking the rear garden with views towards open countryside, integrated oven, hob and concealed extractor hood, and fridge and freezer. Wood effect flooring, breakfast bar and French doors to the rear garden with views towards open countryside. Door to:

UTILITY ROOM

Appliance space with work surface over, wood effect flooring and composite door to the side.

FIRST FLOOR LANDING

Radiator, airing cupboard with tank and hatch to the loft with pull down ladder.

BEDROOM 1

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

EN SUITE SHOWER ROOM

White suite comprising low level W.C., pedestal wash hand basin with mixer tap, corner shower cubicle with electric shower, wood effect flooring, heated towel rail and uPVC double glazed window to the the4 front.

BEDROOM 2

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

BEDROOM 3

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

BATHROOM

White suite comprising panel bath with mixer tap, separate shower over with twin heads, glazed screen and part tiled walls, low level W.C., pedestal wash hand basin with mixer tap, wood effect flooring and uPVC double glazed window to the side.

OUTSIDE**FRONT**

Block paved driveway providing off road parking. Path to the front door and gate and path to the side.

SIDE

Oil fired central heating boiler, laid to gravel with a path to the rear garden.

REAR GARDEN

Patio entertainment area with remainder being laid to lawn. Oil tank. Outside tap and light. Bounded by panel fencing.

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. Oil central heating. This property also benefits from PV/solar panels. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard Mbps & Ultrafast 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.

EPC: New build estimated A

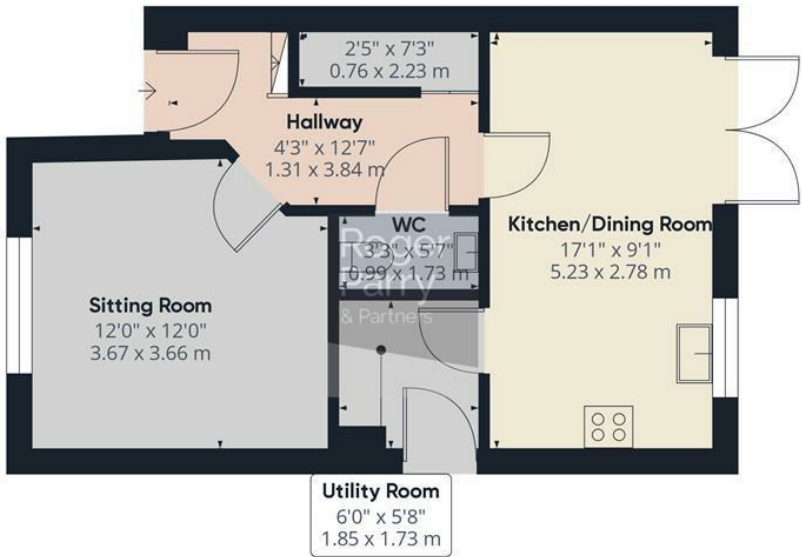
COUNCIL TAX BANDING: New Build TBC

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.

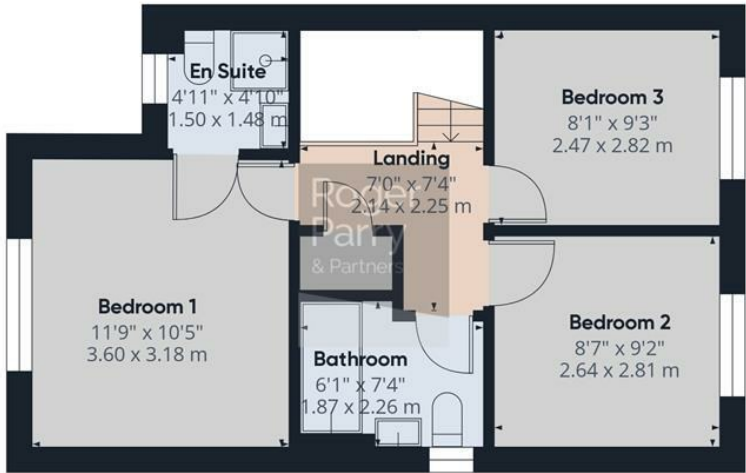
SURVEYS: Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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⁽¹⁾
826.26 ft²
76.76 m²

Reduced headroom
14.18 ft²
1.32 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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.

GIRAFFE360

Local Authority: Powys County Council

Council Tax Band: New Build TBC

EPC Rating: New build predicted A

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 Newtown on the A470. signposted Llangurig. At the Llanidloes Roundabout, take the 2nd exit and stay on A470. At Llangurig Roundabout, take the 2nd exit onto A44 and then first left. Take the 2nd left and the property can be found on the left hand side. What3words: display.grub.baseballs

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.