





Trem Aran Llanerfyl, Welshpool, Powys, SY21 0EG
Price Guide £355,000

This 3 bedroom spacious detached bungalow has a private rear garden and countryside views to the front. Having a kitchen/dining room, conservatory, en suite shower and main bathroom and garage and driveway. NO ONWARD CHAIN.



ENTRANCE PORCH

With tiled floor, outside light and a Velux roof window. Wood and glazed door and side screen to:

ENTRANCE HALL

Hatch to loft, radiator, built in cloaks cupboard and airing cupboard with radiator and slatted shelving.

SITTING ROOM

Triple aspect with with a window to the side and a window to the front with views towards open countryside, 2 radiators, wooden fire surround with marble effect hearth and inset log burner.

KITCHEN/DINING ROOM

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, end display shelving, built in larder cupboard with shelving, one and a half bowl stainless steel sink with mixer tap under a window to the front aspect, part tiled walls, integrated appliances to include double oven and induction hob with concealed extractor hood over, plumbing and space for dishwasher, space for tall fridge/freezer, tiled floor, opening to the dining area which has a radiator, tiled floor, door to the utility room and patio doors to the conservatory.

UTILITY ROOM

Fitted with base cupboards and drawers with work surface over, eye level cupboards, stainless steel sink under a window overlooking the rear gardens, tiled floor, plumbing and space for washing machine, further appliance space, floor standing central heating boiler, radiator, door to the side and door to the garage.

CONSERVATORY

Of uPVC double glazed construction with tiled floor and French doors leading out to the gardens.

BEDROOM 1

Radiator and a window overlooking the rear gardens. Door to:

EN SUITE SHOWER ROOM

Suite comprising low level W.C., pedestal wash hand basin with tiled splashback and fully tiled shower cubicle with Triton electric shower, and shelving to one side, radiator, light/shaver socket and window to the rear.

BEDROOM 2

A range of built in wardrobes, radiator and a window to the front with views towards open countryside.

BEDROOM 3

Built in double wardrobe, radiator and window to the side,

BATHROOM

Suite comprising low level W.C., pedestal wash hand basin, panel bath with mixer tap and shower attachment, fully tiled shower cubicle with Triton electric shower, radiator, part tiled walls, light/shaver socket and window to the rear.

OUTSIDE**FRONT**

Laid to lawn with flower and shrub borders and hedge to front, patio entertainment area enjoying views towards open countryside. Double gates lead to a generous parking and turning area.

REAR

The rear garden is a real feature of the property giving a high level of privacy and mainly laid to lawn with well stocked flower and shrub borders, potting shed, garden shed, gazebo, summer house with a storage area to the rear, patio entertainment area, path and gates down both sides to the front.

GARAGE

Up and over door, power and light and built in shelving. Window to the side and door to the utility room.

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: Standard 6 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely

FLOOD RISK: Flooding from rivers: Risk less than 0.1% chance each year. Flooding from the sea: Risk less than 0.1% chance each year. Flooding from surface water and small watercourses: Risk greater than 3.3% chance each year.

COUNCIL TAX BANDING

We understand the council tax band is F. 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)



General Services:

Local Authority: Powys County Council

Council Tax Band: F

EPC Rating: TBC

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 A458 heading towards Dolgellau, pass through Llanfair Caereinion and continue to Llanerfyl. As you enter the village take the left hand turn signposted Talerddig and the property can be found a short distance 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 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.