







Greymarp, 9 Bryn Y Coed, Llanfair Caereinion, Welshpool, SY21 0SQ  
Guide Price £269,950

This 4 bedroom, 2 reception detached house enjoys views over open countryside to the rear and benefits from a garage and driveway parking. With a utility room and en suite shower room it is offered with no onward chain.





**ENTRANCE**

Composite front door to

**ENTRANCE PORCH**

With windows to either side and wood and glazed door to:

**ENTRANCE HALL**

Radiator and staircase to the first floor with useful storage cupboard under.

**RECEPTION ROOM**

Radiator and window to the front aspect.

**SITTING ROOM**

Dual aspect with a window to the front aspect and patio doors to the rear garden with views across open countryside. Feature wooden fire surround with gas fire (not working) and 2 radiators.

**KITCHEN/BREAKFAST ROOM**

Fitted with a range of wood fronted base cupboards and drawers with work surfaces over, matching eye level cupboards, end display shelving, one and a half bowl sink with mixer tap under a window to the rear with views towards open countryside, part tiled walls, space for cooker with extractor hood over, radiator, appliance space and archway to:

**UTILITY ROOM**

Work surface with appliance space under, part tiled walls, eye level cupboards, floor standing oil fired boiler and composite door to the rear.

**FIRST FLOOR LANDING**

Hatch to loft and airing cupboard with heater and slatted shelving.

**BEDROOM 1**

Radiator, built in wardrobe with hanging and shelf space and window to the front aspect. Door to:

**EN SUITE SHOWER ROOM**

With low level W.C., pedestal wash hand basin, shower cubicle with Triton electric shower, radiator, extractor fan and window to the front.

**BEDROOM 2**

Radiator and window to the front aspect.

**BEDROOM 3**

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

**BEDROOM 4**

With 4 door wardrobe, radiator and window to the rear aspect with views towards open countryside.

**SHOWER ROOM**

With vanity wash hand basin with cupboards under, low level W.C. and walk in shower cubicle with electric shower, radiator and window to the rear aspect.

**OUTSIDE****FRONT**

Laid to lawn with a path to the front door.

**REAR**

Enjoying countryside views and being mainly laid to lawn with flower and shrub borders, path to the workshop and gate and path to the driveway.

**DRIVEWAY**

Driveway parking for 2/3 cars.

**GARAGE**

The garage has been split and has an up and over door to the front and a WORKSHOP to the rear with power and light and a window to the rear.

**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. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 19 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 E. 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)





## General Services:

**Local Authority:** Powys County Council

**Council Tax Band:** E

**EPC Rating:** D

**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 take the A458 sign posted Dolgellau for approximately 10 miles to the town of the Llanfair Caereinion. On entering the town turn left over the river bridge, bearing right and first left sign posted Cefn Coch. Proceed a short distance forking right towards Cefn Coch. Bryn y Coed is the last cul de sac on the left and the property can be found 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.