







Frondeg Pool Road, Montgomery, SY15 6QY  
£215,000

This 2 bedroom cottage was built around 1910 and is situated close to the centre of Montgomery and enjoys far reaching views from the large terraced gardens. Having a sitting room with multi fuel stove, a kitchen/diner and an external utility room. Early viewing is recommended.





**ENTRANCE CANOPY**

Wood and glazed front door to:

**ENTRANCE HALLWAY**

With original tiled floor, radiator, stripped wooden staircase to the first floor and door to:

**SITTING ROOM**

With original tiled floor, large bay window to the front aspect, useful understairs storage cupboard and a feature fireplace with slate surround and inset multi fuel stove. Door to:

**KITCHEN/DINING ROOM**

Fitted with a range of base cupboards and drawers with work surface over, stainless steel sink with mixer tap, part tiled splashbacks, space for cooker, built in display cupboard, wood effect flooring, window to side, window and door to the rear courtyard.

**FIRST FLOOR****LANDING**

With hatch to the loft.

**BEDROOM ONE**

Built in double wardrobe, radiator, stripped wooden floorboards, window to the front aspect and cast iron fireplace.

**BEDROOM TWO**

Radiator, stripped wooden floorboards and a window to the rear aspect looking over the rear garden.

**BATHROOM**

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

**OUTSIDE****FRONT**

Accessed by a short set of steps leading to the front door.

**REAR COURTYARD**

Brick paved with steps leading up to the terraces gardens. The neighbouring property has a right of way for access for maintenance purposed only.

**UTILITY ROOM**

Floor standing boiler, plumbing and space for washing machine & tumble dryer, work surface and window to garden.

**REAR GARDENS**

The rear gardens are a feature of the property being terraced over a number of levels with grass and flower and shrubs and enjoying far reaching views from the higher levels.

**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 and water are connected. Oil central heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 22 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 C. 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.

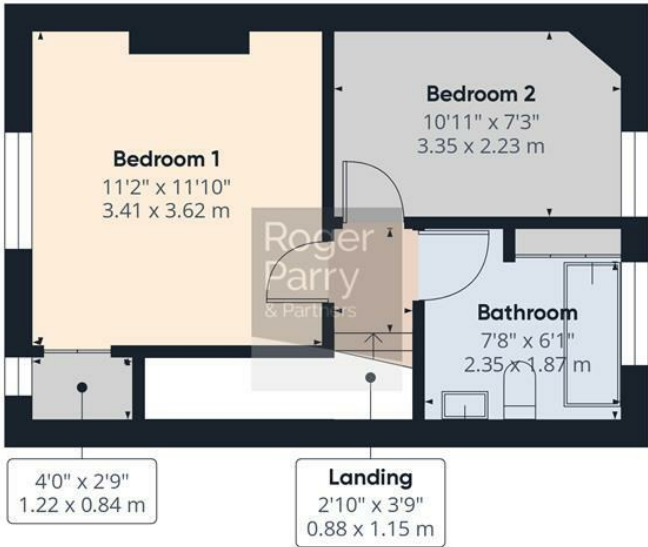
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.



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



Ground floor



Floor 1



Approximate total area<sup>®</sup>

644.21 ft<sup>2</sup>  
59.85 m<sup>2</sup>

Reduced headroom

10.83 ft<sup>2</sup>  
1.01 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



## General Services:

**Local Authority:** Powys County Council

**Council Tax Band:** C

**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:

From Welshpool, take the A438 bypass towards Newtown. On reaching the roundabout at Sarn Y Bryn Caled, take the A490 for Churchstoke and Montgomery. Continue along this road through the village of Forden and proceed straight on (B4388) towards Montgomery. Proceed to the T Junction, turn left and the property can be found a short distance 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 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.