





Bron Felyn, Llandinam, Powys, SY17 5BY
£300,000

*** SUBJECT TO A SECTION 106 AGREEMENT***

LOCAL NEEDS AND AFFORDABILITY RESTRICTIONS APPLY - MUST BE A FIRST TIME BUYER OR NOT RECENTLY OWNED A PROPERTY



SECTION 106 QUALIFYING PERSONS

Means a person in need of Affordable Housing and who immediately prior to taking occupation of the Affordable Housing Unit falls within one or more of the following categories

- i) has resided in the Local Community continuously for at least three consecutive years
 - ii) was born or brought up in the Local Community; or
 - iii) is an existing resident of the Local Community requiring separate accommodation or
 - iv) is principally employed in the Local Community in continuous full time employment amounting to not less than 20 hours per week and was so employed for a continuous period of three years; or
 - v) has an offer of full time employment as defined in sub paragraph
 - iv) above within the Local Community but cannot take up the offer because of a lack of affordable accommodation; or
 - vi) wishes to move into the Local Community to look after an elderly or infirm relative or to be looked after by a relative already resident in the Local Community
- AND he, his spouse, co-habitee or civil partner have not recently owned a dwelling (whether or not subject to a mortgage or legal charge) in fee simple for a leasehold interest unless the proposed occupier has an eligibility certificate provided by the Council confirming that the person has an exceptional need for the Affordable Housing Unit

ENTRANCE PORCH

Oak front door to:

ENTRANCE HALL

Staircase to the first floor with cupboard under. Opening to:

KITCHEN/DINING ROOM

Windows to the front and side aspect with countryside views, tiled floor, fitted with a range of base cupboards and drawers with wooden work surfaces over, matching eye level cupboards, integrated dishwasher, space for Range style cooker with concealed extractor hood over and brick surround, white one and a half bowl sink with mixer tap under a window to the rear aspect, space for American style fridge freezer and door to:

UTILITY ROOM

Base cupboard with work surface over, eye level cupboards, white sink with mixer tap, plumbing and space for washing machine, further appliance space, central heating boiler, tiled floor, part tiled walls, door to cloakroom and opening to:

REAR PORCH

Tiled floor, window to the rear with views towards countryside and stable door to the rear.

CLOAKROOM

Low level W.C., pedestal wash hand basin with tiled splashback and tiled floor.

SITTING ROOM

Window to the front and bi-fold doors to the rear with views towards countryside, wooden floor, radiator and fireplace with wooden beam, brick surround and inset log burner.

FIRST FLOOR LANDING

Radiator and hatch to loft.

BEDROOM 1

Wood panelling to one wall, radiator, bi-fold doors to the rear and archway to:

DRESSING ROOM

Radiator, window to the front and a range of built in wardrobes and shelving. Door to:

EN SUITE SHOWER ROOM

Low level W.C., vanity wash hand basin with mixer tap and drawers, heated towel rail, tiled floor, walk in shower cubicle with twin heads and double glazed Velux window.

BEDROOM 2

Window to the front aspect, radiator and built in double wardrobe.

BEDROOM 3

Window to the front aspect, radiator and built in double wardrobe.

BATHROOM

Low level W.C., pedestal wash hand basin, fully tiled shower cubicle with twin heads, heated towel radiator/radiator, free standing roll top bath with mixer tap and shower attachment, wood panelling to dado rail, double glazed Velux window and built in double cupboard.

OUTSIDE**FRONT**

Gate to gravel driveway leading to the garage. Laid to lawn.

REAR

Patio entertainment area, mainly laid to lawn.

GARAGE

Electric up and over door and eaves storage. (only to be used for purposes of garaging/parking of private motor vehicles and shall at no time be converted to habitable accommodation.)

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 2 Mbps & 1800 Ultrafast Mbps. Mobile Service: Good

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

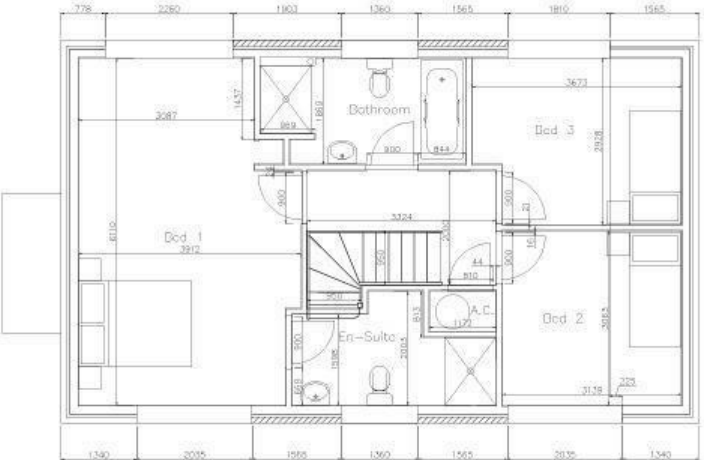
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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

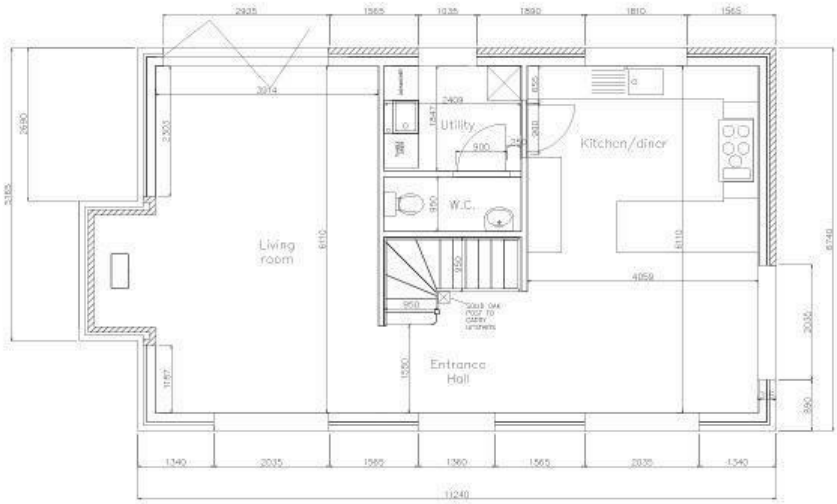
RENTAL

Potential opportunity to rent- Local needs and affordability criteria applies. Please contact our Welshpool office for more information.

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



FIRST FLOOR



GROUND FLOOR

Local Authority: Powys County Council

Council Tax Band: E

EPC Rating: B

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:

What3words: revisits.bike.lyricism

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

**Roger
Parry**
& Partners



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.