







22 Maes Gwyn, Llanfair Caereinion, Welshpool, SY21 0BD  
Price Guide £240,000

A 3 bedroom detached house with views towards countryside. With a kitchen/dining room leading out to the enclosed rear garden, sitting room, bathroom with separate W.C. and integral garage with driveway. Situated in a popular town within easy reach of Welshpool. NO ONWARD CHAIN.







**ENTRANCE CANOPY**

Outside light and composite door to:

**ENTRANCE HALL**

Door to:

**SITTING ROOM**

Radiator, brick fireplace with wood mantle and tiled hearth, uPVC double glazed window to the front with views towards countryside, staircase to the first floor and door to:

**KITCHEN/DINING ROOM**

KITCHEN - fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, space for cooker with extractor hood over, space for fridge/freezer, plumbing and space for washing machine and slimline dishwasher, stainless steel sink under uPVC double glazed window overlooking the rear garden, part tiled walls, useful understairs storage cupboard, composite door to the side and archway to:

DINING AREA- radiator and uPVC double glazed patio doors to the rear garden.

**FIRST FLOOR****LANDING**

Hatch to loft, airing cupboard with tank and slatted shelving.

**BEDROOM 1**

Radiator, a range of built in furniture comprising 2 double wardrobes with cupboards over and a dressing table, uPVC double glazed window to the front with views towards countryside.

**BEDROOM 2**

Radiator and uPVC double glazed window to the rear.

**BEDROOM 3**

Dual aspect with uPVC double glazed windows to the front and side with views towards countryside and a radiator.

**BATHROOM**

Suite comprising panel bath with separate shower over, pedestal wash hand basin, part tiled walls, radiator and uPVC double glazed window to the rear.

**SEPARATE W.C.**

Low level W.C. and uPVC double glazed window to the rear.

**OUTSIDE****FRONT**

Driveway providing off road parking and leading to:

**GARAGE**

Up and over door, power and light.

**REAR GARDEN**

Gate to the side leading to the boiler and oil tank. Gate and path leading the the rear garden which has a paved area to the rear of the house and steps leading up to an area laid to lawn with flower and shrub beds, garden shed and bounded by panel fencing and hedging. Outside tap.

**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 18 Mbps & Superfast 62 Mbps.

Mobile Service: Good

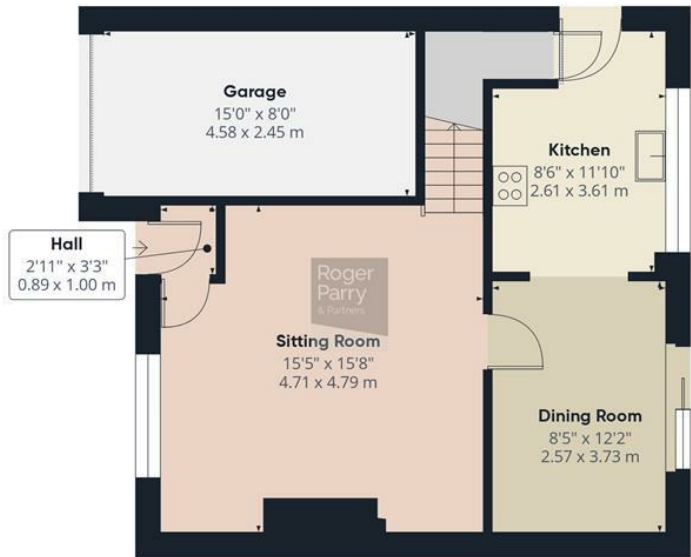
FLOOD RISK: Flooding from rivers: Very Low Risk. Flooding from the sea: Very Low Risk. Flooding from surface water and small watercourses: Very Low Risk.

**SURVEYS**

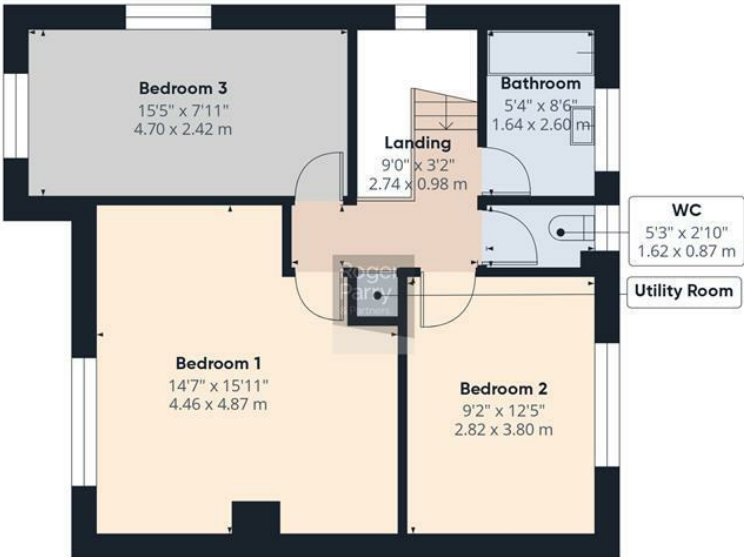
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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>(1)</sup>

1148 ft<sup>2</sup>  
106.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Local Authority:** Powys County Council

**Council Tax Band:** D

**EPC Rating:** D

**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 continue to the roundabout at Raven Square taking the first main exit signposted A458 (Llanfair Caereinion). Continue along this road for approximately 8 miles turning left towards the town centre of Llanfair Caereinion into Bridge Street and bear right into Broad Street turning left on the B4389 and take the next right for Cefn Coch. Take the first right into Maes Gwyn and the property can be found a short distance on the right hand side in the side cul de sac as identified 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](mailto: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.