





Plot 9 Maple Walk, Pont Robert, Welshpool, SY22 6JB  
Price Guide £375,000

The largest bungalow available from Primesave. With its spacious design and ample-sized driveway, the Rowan is the perfect property to relax and enjoy your surroundings. As soon as you walk through the front door and into the entrance hall, you'll find yourself with a fantastic space in which to enjoy your new life. PLEASE NOTE PHOTOS ARE OF A SIMILAR PLOT ON ANOOTHER DEVELOPMENT.

Anticipated completion date: Winter 2025



Maple Walk is a small development of just 9 detached bungalows offering a choice of sizes, with all having three bedrooms and a single or double garage. The development is located on the edge of this popular rural community surrounded by farmland, rivers and miles of walking opportunities with diverse wildlife, from red kites to otters

The Rowan's layout has been carefully designed to ensure you have tremendous ease of access. On one side of the property, you'll find all the comfortable living spaces, such as the dining room, kitchen, and a separate lounge area that brings lots of natural light into your home. A utility room can be found next to the kitchen, giving you dedicated space for appliances. Across the hallway are 3 well-sized bedrooms and the property's family bathroom. From bedroom 1 you will also find an ensuite, complete with a well-sized shower which is perfect for independent living. All 3 of the Rowen bedrooms come with fitted wardrobes making the best use of all available space. Ease of access is a running theme with the Rowan, with most of our plots benefitting from a double garage and generously sized driveway with parking for three cars. Off-plan buyers will have the privilege of customizing their home to their liking, being given the power to personalize their worktops, kitchens and flooring if they wish. Please note: All personal choices are subject to the build stage. The Rowan Matterport from Hunters Chase can be used.

#### INTERNAL

Decoration: Walls and ceilings finished in Rock Salt Matt Emulsion, doors and woodwork finished in Rock Salt Silk Gloss.

Interior doors: Painted with vertical plank finish. Contemporary brushed chrome door furniture.

Light switches and sockets: Brushed stainless steel.

TV Points: Lounge, dining room and bedroom 1.

Broadband: BT Fibre to house.

Kitchen: Choice from the available Konzept range by Symphony Kitchens (Alta, Woodbury, Urban, Plaza, Hacienda, Medford or Virginia) with quartz work surfaces. Choice of tiled splash backs or quartz upstand. Stainless steel 1 ½ bowl sink with mixer tap.

Utility Room: Kitchen: Units as kitchen with 40mm laminate worksurface. Choice of tiled splash backs or upstand. Stainless steel single bowl sink with mixer tap.

Appliances: Built in eye level double oven and microwave, 4 ring electric hob, cooker hood, dishwasher and fridge / freezer. (Appliance brands determined by availability at supply). Space and plumbing for washing machine and tumble dryer in utility room.

Main bathroom: Bath with shower above and glass screen. Basin in wash unit with mixer tap, WC, shaver socket, choice of wall tiles to shower and splash backs, chrome electric heated towel rail.

Bedroom 1 en-suite: Basin in wash unit with mixer tap, WC, shaver socket, choice of wall tiles to shower and splash backs, shower with screen and twin head rainfall mains pressure shower, shower screen, chrome electric heated towel rail.

Wardrobes: Bedrooms 1, 2 & 3 – built-in with sliding mirror doors.

Central Heating: Daikin Altherma monobloc air source heat pump with pre-plumbed hot water cylinder and triple core central heating radiators.

Individual radiator thermostats and dual zone heating control. Please note alternative heating systems are not available.

Lighting: LED downlights in kitchen, utility room, bathroom and en-suite, single pendant fittings in remaining rooms.

Warranty: 10-year Build-Zone insurance backed New Build Warranty.

#### EXTERNAL

Bricks, Elevation Treatments and Roof Tiles: As specified in the approved planning permission. The chimney pot, if fitted, is a dummy.

Entrance and exit doors: Security doors with locks to current standards, colour as specified in the approved planning permission.

Windows: Double glazed with low maintenance frames to current standards, colour, materials, design and location will be specified in the approved planning permission.

Outside lights: One by entrance door, one on rear elevation.

Pathways & Patios: Paved with grey concrete slabs.

Front Garden: Turf.

Rear Garden: Topsoil.

Fencing: 1.5m high close boarded fencing to side rear boundaries. 1.5m high close boarded fence with gate between front and rear garden. Fencing to rear will be as specified in planning permission.

Garage: Electric vehicle door, exit door to side, light point, double power socket.

#### OPTIONAL EXTRAS

We will quote for optional extra on request. Please note we cannot make structural alterations, remove or move internal walls, amend kitchen or bathroom layouts, add extensions / conservatories, change window positions or sizes, or change the external appearance of the property, as these matters have already been determined within the approved detailed planning permission and agreed with Building Control.

Optional extras are subject to the build stage and to the availability of materials and workforce. Full pre-payment is required. Optional extras are considered a separate consumer contract sitting outside the legal contract to purchase. Refunds are not made if you decide not to complete the purchase or if a reservation is terminated by either party.

This information was correct at the time of publication and we reserve the right to amend prices and specifications as required. Issued March 2024. V1.

#### AGENT NOTES

PLEASE NOTE PHOTOS ARE OF A SIMILAR PLOT ON ANOTHER DEVELOPMENT

Specifications may be amended at any time and without notice and are subject to availability at the time of delivery. All buyer's choices are subject to build stage and availability.

Anticipated completion date: Late summer 2025

Postal address: These are not allocated yet

Council tax: Not assessed, the following band is guidance: Rowan F.

EPC: Not assessed, anticipated band B.

New build warranty provider: Build-Zone

Planning permission: Powys County Council P/2016/1337

Early bird reservations will be offered to those in a proceedable position only.

Reservation Fee: £1,000



General Services:

**Local Authority:** Powys Council  
**Council Tax Band:** New Build  
**EPC Rating:**New Build-Not assessed, anticipated band 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:

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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.