





**8 Brynsiriol, Welshpool, SY21 7TN
£260,000**

This 3 bedroom detached house has far reaching views to the front, generous driveway and garage. With sitting/dining room, kitchen and a shower room and gardens to the front and rear. NO ONWARD CHAIN.



ENTRANCE

uPVC door to:

ENTRANCE HALL

Built in cupboard with hanging and shelf space, uPVC double glazed window to the side and door to:

SITTING ROOM

Radiator, uPVC double glazed window to the front with views towards open countryside. Staircase to the first floor and open to:

DINING AREA

Radiator, uPVC double glazed window overlooking the rear garden and door to:

KITCHEN

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, stainless steel sink under a uPVC double glazed window overlooking the rear garden, part tiled walls, space for cooker, plumbing and space for washing machine and fridge. uPVC door to the side.

FIRST FLOOR LANDING

Hatch to loft, airing cupboard housing the Worcester gas central heating boiler, radiator and slatted shelving and uPVC double glazed window to the side aspect.

BEDROOM 1

Radiator and a uPVC double glazed window to the front with views towards countryside.

BEDROOM 2

Radiator and a uPVC double glazed window to the rear.

BEDROOM 3

Radiator, useful storage cupboard over the stairs and a uPVC double glazed window to the front with views towards countryside.

BATHROOM

Suite comprising low level W.C., pedestal wash hand basin with mixer tap, walk in shower cubicle, fully tiled walls, radiator and uPVC double glazed window to the rear.

OUTSIDE**FRONT**

Driveway providing generous off road parking and leading to the garage. Laid to lawn and bounded by hedge and low walling.

GARAGE

Up and over door, power and light. With car port to the front.

REAR

Patio entertainment area with steps leading up to the lawns with flower and shrub border. Further sloping raised beds with flowers and shrubs. Gate and path leading to the front and gate to the driveway.

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, water and drainage services are connected. Gas central heating. We understand the Broadband Download Speed is: Standard 11 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good/Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

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 AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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.

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



Local Authority: Powys County Council

Council Tax Band: D

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:

Leaving Welshpool take Church Street and continue up Church Bank and into Salop Road. Continue straight over the mini roundabout adjacent to the petrol filling station and after the pedestrian crossing turn left into Erw Wen. Follow the road and bear around to the right proceeding up Gungrog Hill. Take the second cul-de-sac on the left hand side for Bryn Siriol where the property can then be located 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

**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.