



Roger
Parry
& Partners

7 Pont Bechan, Aberbechan, Newtown, SY16 3AQ



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£190,000

This 3 bedroom terraced house has a 18' kitchen/dining room, cloakroom, gardens to front and rear and 2 parking spaces. Village location. Countryside views. Offered with no onward chain.



ENTRANCE**ENTRANCE HALLWAY**

Wooden flooring, radiator and staircase to the first floor.

CLOAKROOM

White suite comprising low level W.C. and wall mounted wash hand basin, radiator and tiled floor.

SITTING ROOM

14'4" x 11'8"

Feature fireplace with open grate, radiator and double glazed window to the front aspect.

KITCHEN/DINING ROOM

18'10" x 10'7"

KITCHEN AREA

Fitted with a range of base cupboards and drawers with work surfaces over, stainless steel sink with mixer tap under a double glazed window overlooking the rear gardens and countryside beyond, part tiled walls, integrated double oven and hob with concealed extractor hood above, plumbing and space for washing machine, tiled floor and opening to:

DINING AREA

Tiled floor, radiator and French doors to the gardens.

FIRST FLOOR LANDING

Built in airing cupboard with tank and slatted shelving and hatch to loft.

BEDROOM 1

11'10" x 11'1"

Built in double wardrobe, radiator and double glazed window to the rear enjoying countryside views.

BEDROOM 2

11'11" x 11'5"

Built in double wardrobe, radiator and double glazed window to the front aspect.

BEDROOM 3

9'6" x 8'3" max

Measurement includes a built in cupboard over the stairs. Radiator and double glazed window to the front aspect.

BATHROOM

7'10" x 6'7"

White suite comprising panel bath with separate electric shower over and glazed screen, low level W.C. and pedestal wash hand basin, part tiled walls, light/shaver socket and double glazed window.

OUTSIDE**FRONT**

Gate and path to the front door and laid to grass with fence to boundary.

REAR

Enjoying countryside views, mainly laid to lawn with patio entertainment area and path to the back door and bounded by panel fencing.

OFF ROAD PARKING

For 2 cars.

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. Electric central heating via radiators. Private drainage- treatment plant shared between the 5 adjoining properties. There are covenants in place. The vendor is unable to confirm if the treatment plant meets the General Binding Rules. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 14 Mbps & Ultrafast 1000 Mbps.

Mobile Service: Likely

FLOOD RISK: Very Low.

COUNCIL TAX BANDING

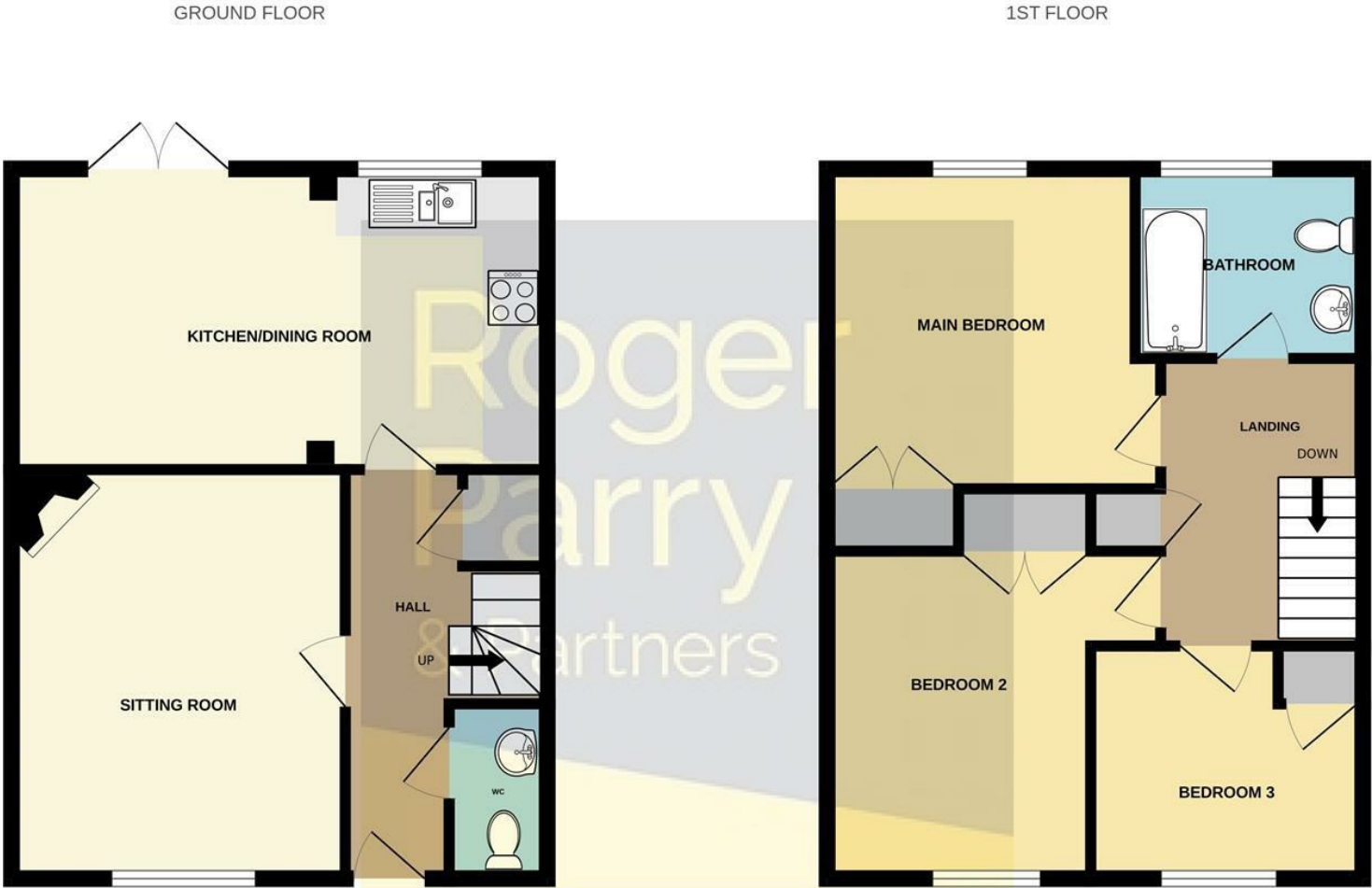
We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

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)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority: Powys

Council Tax Band: C

EPC Rating: E

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:

Leave Welshpool on the A483, turn right on the B4389 and continue over 2 bridges and the property will be found a short distance on the left hand side. What3words: [tasters.linked.educates](https://www.what3words.com/)

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.