





**Chalet 5 Henllan Caravan Park, Llangyniew, Welshpool, SY21 9HF  
£85,000**

This 3 bedroom detached leasehold chalet has a wooded outlook to the front and benefits from an open plan kitchen/living room with log burner, utility room, gardens to the front and rear and a covered balcony making the most of the views. FULL RESIDENTIAL LEASE. OVER 50'S



**ENTRANCE PORCH**

Wood and glazed front door to:

**UTILITY ROOM**

Work surface with cupboard under, eye level cupboards, appliance space, radiator, windows to the front and rear and wood and glazed door to:

**KITCHEN/LIVING ROOM****KITCHEN AREA**

Fitted with a range of base cupboards and drawers with wood effect work surfaces over, eye level cupboards, one and a half bowl stainless steel sink with mixer tap, space for cooker, window overlooking the rear garden and opening to:

**LIVING ROOM**

With 2 radiators, wood burner sat on a hearth and 2 French doors leading to :

**COVERED BALCONY**

Enjoying countryside views.

**BEDROOM 1**

Radiator. Dual aspect with windows to the front and side and door leading to the covered balcony.

**BEDROOM 2**

Radiator, high level cupboards and window to the side aspect.

**BEDROOM 3**

Radiator and window to the side aspect.

**SHOWER ROOM**

With low level W.C., vanity wash hand basin with mixer tap and cupboards below, fully tiled shower cubicle, heated towel rail, window to the rear and airing cupboard housing the Worcester central heating boiler and slatted shelving.

**OUTSIDE****FRONT**

Gate and steps lead up to the front covered patio area enjoying a wooded outlook, laid to lawn with flower and shrub beds. Path leading down the side to the rear. Picket fence to the front and beech hedge to the side boundaries.

**SIDE**

Wooden garden shed and log store.

**REAR**

A terraced rear garden with lawn and patio areas enjoying views from the top towards countryside.

**PARKING**

2 on street parking spaces.

**GENERAL NOTES****TENURE**

We understand the tenure is Lifetime lease. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, drainage and water are connected. Bottled Gas central heating. We understand the Broadband Download Speed is: Standard 20 Mbps Mobile Service: Good outdoor variable in home. 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.

**SITE FEES**

The annual ground rent is £3,300 including water and sewerage.

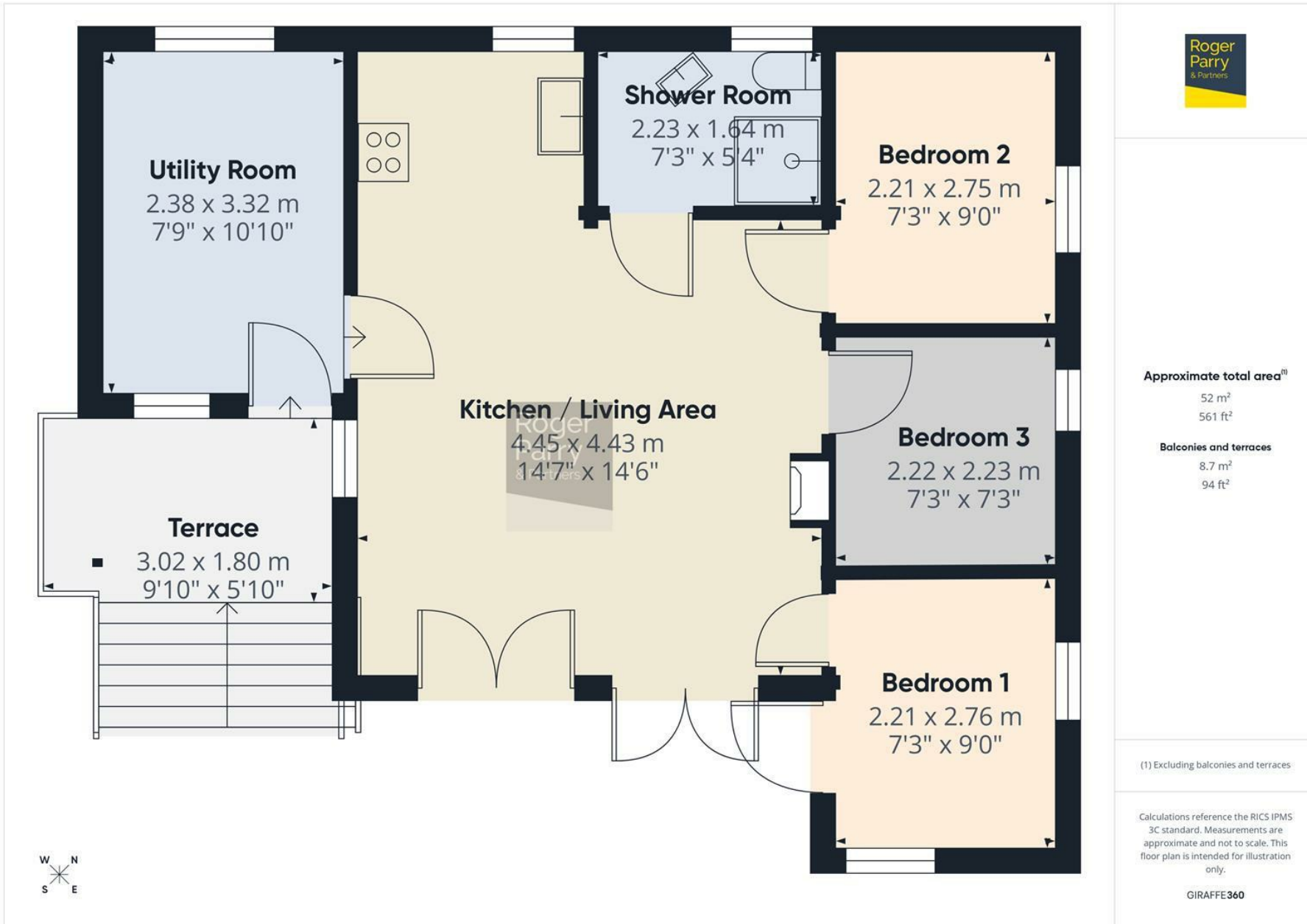
The site owner will require 15% fee in relation to its sale price on disposal.

**AGENTS NOTE**

The property is held under a lifetime lease (It is not freehold)

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



Approximate total area<sup>(1)</sup>

52 m<sup>2</sup>  
561 ft<sup>2</sup>

Balconies and terraces

8.7 m<sup>2</sup>  
94 ft<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.

## General Services:

**Local Authority:** Powys County Council

**Council Tax Band:** A

**EPC Rating:**

**Tenure:** Commonhold

**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 via Raven Square taking the 1st exit signposted Llanfair Caereinion. Travel for approximately 6 miles to Cyfronydd. Turn right for Henllan immediately after passing Banwy Fuels. Continue along this lane for approximately ½ mile. At the fork in the road, turn left and proceed up a small hill and No. 5 will be on your left.

## 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 a 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.