



Ty Twt Flat 1 Station Road, Caehopkin, Abercrave, Powys, SA9 1TP

Offers In The Region Of £229,500

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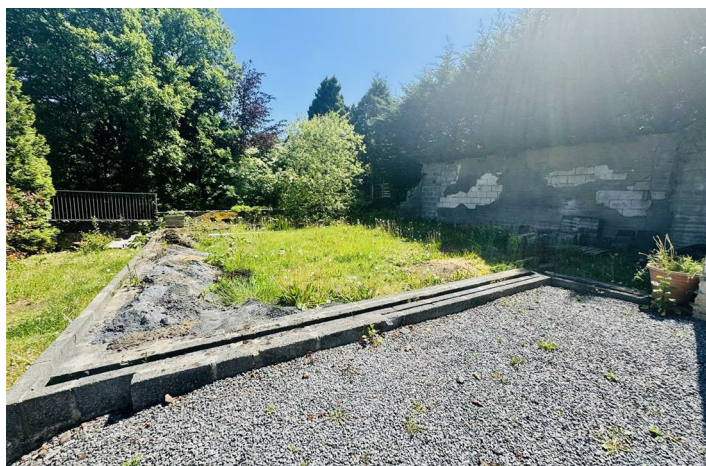
1TP

An attractive detached cottage and adjoining workshop together with potential building plot and annexe set in superb location on large plot at the end of a small lane private lane. The property borders the Tymawr Nursing home and has potential for redevelopment, subject to obtaining the appropriate consents. The cottage provides: Reception Hall; Fitted Kitchen/Living room with decorative fireplace. 2 Bedrooms and Wetroom. UPvc double glazing. Underfloor heating. Annexe with living room and Wetroom. Workshop. Building plot. Spacious parking and garden.

Viewing highly recommended- book an appointment today



Council Tax Band: New Build



FLAT 1 TY TWT



RECEPTION HALL

12'0" x 4'2"

KITCHEN/LIVING ROOM

16'9" x 16'3" max

Single drainer stainless steel sink unit with mixer tap set in granite effect work surface. Fitted range of base and wall cupboards. Decorative electric fire and surround. French doors to rear patio. Ceiling downlighting and wall lights. Under floor heating.

BEDROOM

11'8" x 10'5"

Fitted wardrobe. Under floor heating

BEDROOM

9'3" x 8'6" max

Wall lights. Under floor heating.

WET ROOM

10'10" x 5'4"

Wet area with shower. Hanging hand basin with chrome mixer tap. Low level WC. Tiled and panelled floor and walls.

THE WORKSHOP

THE ANNEXE



LIVING ROOM

16'2" x 11'5"

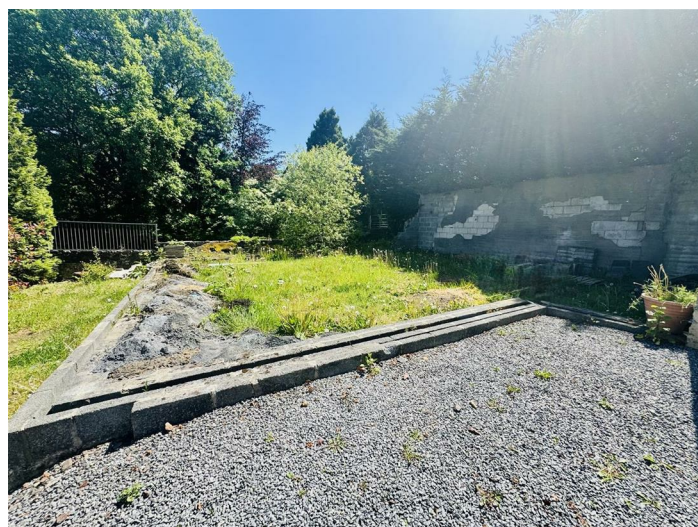
French doors to front elevation. 2 Radiators.

WET ROOM

11'8" x 6'9"

Shower area. Pedestal hand basin. Low level WC. Plumbed for automatic washing machine.

PARTIALLY BUILT ANNEXE



GROUNDS



The property stands in a spacious plot which is approached over a private lane.

SERVICES



We are advised that the property will be connected to mains electricity, water and drainage.

TENURE AND POSSESSION



We are advised that the property is freehold with vacant possession on completion

NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** A photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

VIEWING

By appointment with Morgan Carpenter 01558 821269

OUT OF OFFICE HOURS CONTACT

Jonathan Morgan 07989 296883

WEBSITE

View all our properties on:

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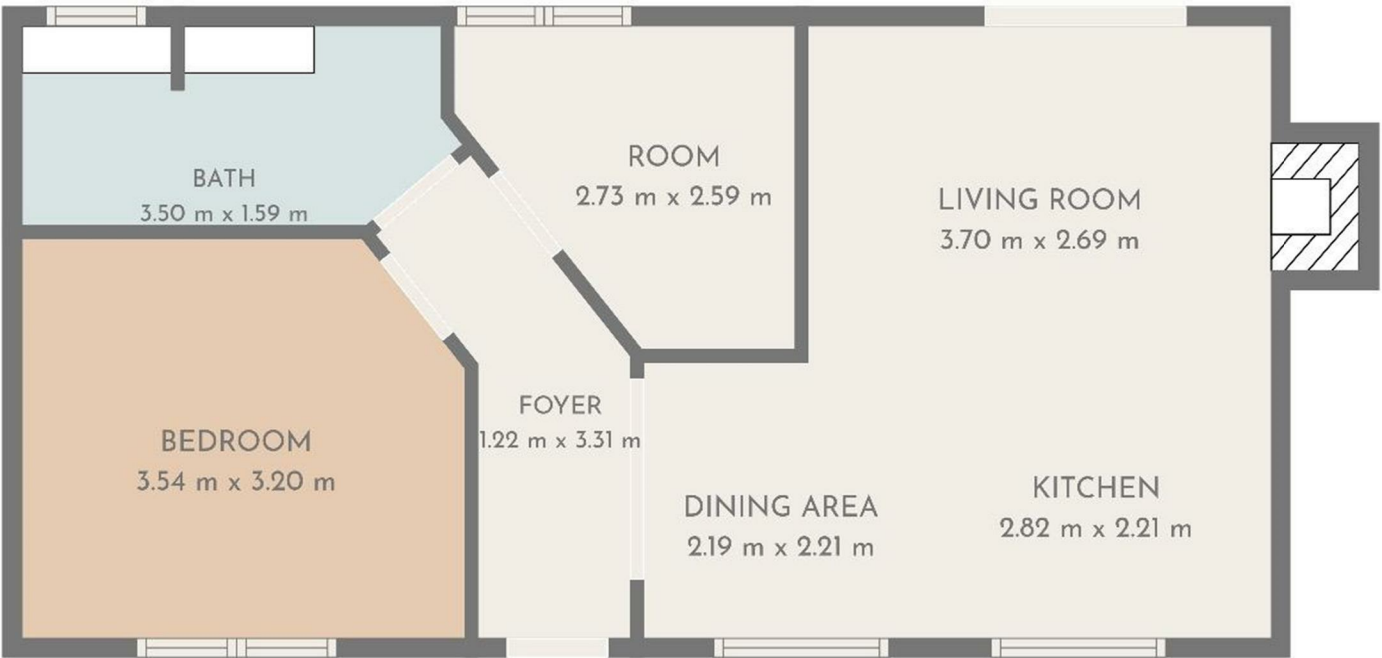
Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TOTAL: 49 m2
 Ground floor: 49 m2
 EXCLUDED AREAS: FIREPLACE: 1 m2, WALLS: 5 m2