







39 Maes Y Dderwen, Llanfyllin, SY22 5DP  
£280,000

This well presented 4 bedroom detached house has 2 receptions, cloakroom, utility room, en suite shower room and family bathroom. With gardens to 3 sides and off road parking for 2 cars. Situated within easy walking distance of Llanfyllin centre.





**ENTRANCE CANOPY**

Composite front door to:

**ENTRANCE HALLWAY**

Radiator, wood effect flooring and staircase to the first floor.

**CLOAKROOM**

White suite comprising low level W.C., vanity wash hand basin with mixer tap and cupboard and shelf under, tiled splashback, radiator, wood effect floor, window to side and extractor fan.

**SITTING ROOM**

Fire surround with inset electric stove, radiator, window to the front aspect and glazed double doors to:

**DINING ROOM**

Radiator, wood effect flooring and French doors to the side.

**KITCHEN**

Fitted with a range of base cupboards and drawers with wood effect work surfaces over, matching eye level cupboards, one and a half bowl stainless steel sink with mixer tap under a window to the rear aspect, part tiled walls, plumbing and space for dishwasher, space for cooker with extractor hood over, wood effect flooring, radiator, space for tall fridge freezer and doors to the dining room and:

**UTILITY ROOM**

Wood effect work surface with plumbing and space for washing machine under and further appliance space, part tiled splashbacks, wood effect flooring, extractor fan and composite door to the side.

**FIRST FLOOR LANDING**

Built in storage cupboard, radiator, hatch to loft and window to the side aspect.

**BEDROOM 1**

Radiator, window to the front with views towards open fields and door to:

**EN SUITE SHOWER ROOM**

Suite comprising low level W.C., vanity wash hand basin with mixer tap and drawers and shelf below and tiled splashback, fully tiled shower cubicle, wood effect flooring, extractor fan, radiator and light/shaver socket.

**BEDROOM 2**

Radiator and window to the rear aspect.

**BEDROOM 3**

Radiator and window to the rear aspect.

**BEDROOM 4**

Radiator and window to the front aspect.

**BATHROOM**

White suite comprising low level W.C., panel bath with tiled splashback, pedestal wash hand basin with mixer tap and tiled splashback, fully tiled shower cubicle with MIRA electric shower, wood effect flooring, radiator, light/shaver socket and window to side.

**OUTSIDE****FRONT**

Laid to gravel with path to the front door.

**SIDE**

Laid to lawn with brick paved patio entertainment area, path and gate to the front and bounded by panel fencing. To the other side of the property there is a patio entertainment area, garden shed and the remainder is laid to gravel with flowers and shrubs and bounded by panel fencing.

**REAR**

The rear of the property has a paved path and a well stocked flower and shrub bed and is bounded by panel fencing.

**GENERAL NOTES****TENURE**

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

**SERVICES**

We are advised that there is mains electric, water and drainage. Oil central heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 18 Mbps & Superfast 80 Mbps. Mobile Service: Likely

FLOOD RISK: Flooding from rivers: Very Low Risk. Flooding from the sea: Very Low Risk.

Flooding from surface water and small watercourses: Very Low Risk.

**COUNCIL TAX BANDING**

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

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.

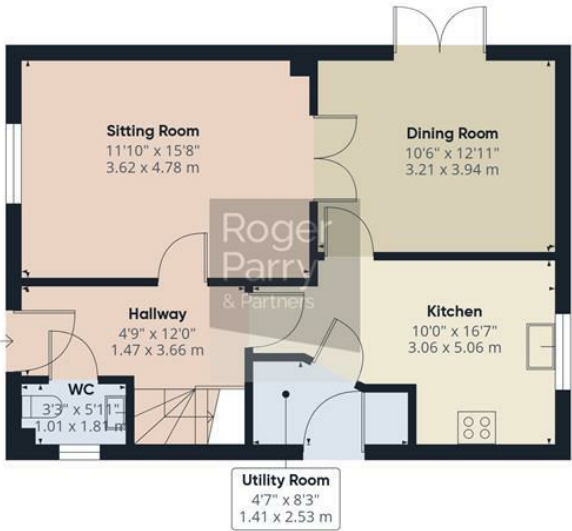
**SURVEYS**

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.

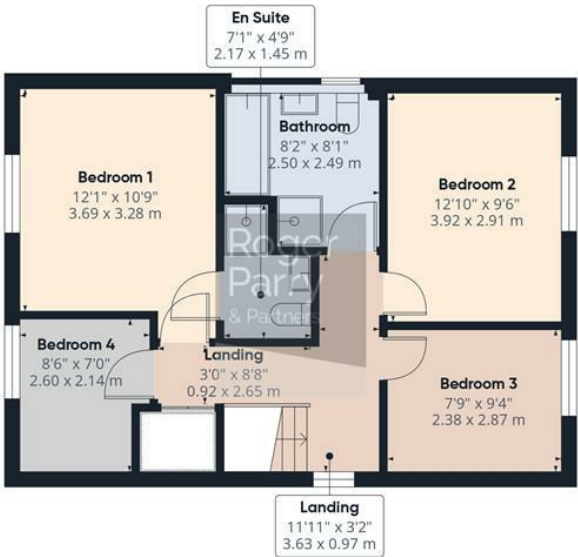
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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



Ground floor



Floor 1



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

1144 ft<sup>2</sup>  
106.3 m<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.

GIRAFFE360



**Local Authority:** Powys County Council

**Council Tax Band:** E

**EPC Rating:**

**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:**

On entering Llanfyllin, passing the schools on the left, take the next turning right and then first right again. The development will be found on the left. Turn into the development where the property will be found 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



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.