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Roger Parry & Partners

12 Arthurs Gate, Pool Road, Montgomery, SY15 6QU





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Offers In The Region Of £365,000

A well presented 3 bedroom detached house with adjoining single garage and additional off-road parking on the driveway. The property is fronted by a colourful, well maintained lawned garden and has a patio and a large lawned garden to the rear. The rear garden is surrounded by a high conifer hedge and provides a good level of privacy.













HALLWAY
8'4" x 6'0" (2.55 x 1.84)
The glazed front door leads you into a spacious hallway with wood effect flooring, a radiator and space for storage under the stairs. Doors on either side of the hallway lead you to either left to the living room or right to the kitchen / dining rom, together with stairs in front which take you up to the first floor landing.

LIVING ROOM
18'0" x 11'9" (5.51 x 3.60)
Moving left from the hallway, the wood effect flooring continues into an elegant living room with lots of natural light from the front and the rear. There is a radiator under the front window and full height double doors to the rear which open out onto a large patio area. A marble effect fireplace takes centre stage in this room. From the living room you can also access the inner hallway on one side.

KITCHEN / DINING ROOM
17'11" x 8'9" (5.48 x 2.69)
Moving right from the hallway you enter the well-equipped kitchen / dining room, with a light coloured tile floor, single radiator, and lots of natural light once more from windows front and back. There is plenty of low and high level solid wood storage units, granite work surfaces, space for a microwave, built in high level Bosch double oven, a Bosch electric hob with concealed extractor hood, slimline dishwasher and a stainless steel sink overlooking the utility room at the rear. From the kitchen you can also access the inner hallway.

INNER HALLWAY
2'11" x 8'9" (0.91 x 2.69)
This space between the living room and kitchen / dining room gives access to the downstairs WC and a useful storage cupboard.

UTILITY/SUN ROOM
7'1" x 17'8" (2.17 x 5.39)
The utility/sun room, situated at the rear of the kitchen has an additional stainless steel sink and provides ample space for a washing machine and tumble drier and also houses the boiler. With half-glazed walls on two aspects, together with two skylights, this area is flooded with natural light. A large radiator under the rear windows ensures that this space can be fully utilised all year round.

DOWNSTAIRS WC
3'0" x 5'3" (0.92 x 1.62)
The tiled flooring from the kitchen / dining room continues into the downstairs WC, which contains a radiator, a hand washbasin with tiled wall behind and shelving either side for bathroom essentials, and a WC.

LANDING
3'0" x 10'4" (0.92 x 3.15)
After ascending the fully carpeted stairs you reach the landing, with doors to two useful storage cupboards, the bathroom and all three bedrooms.

BEDROOM 1
10'8" x 14'10" (3.26 x 4.53)
The well proportioned main bedroom is fully carpeted and provides ample space for a double bed, together with associated bedroom furniture. There is a radiator under the window, with the view from this window being of the front garden. There is a loft hatch for access to the attic space.

BEDROOM 2
11'6" x 8'9" (3.52 x 2.69)
This bedroom is also fully carpeted, has built-in wardrobe space and can again accommodate a double bed plus other furniture. A radiator sits below the window, with the view also being of the front garden of the property.

BEDROOM 3
6'11" x 11'6" (2.13 x 3.51)
This fully carpeted bedroom has room for a single bed, or bunk-beds, and comes with a built-in wardrobe and dressing table, although there is still room for additional furniture if required There is a radiator close to the door and the window looks out over the large rear garden with views towards countryside beyond.

BATHROOM
6'0" x 4'9" (1.83 x 1.46)
The partially-tiled bathroom is also fully carpeted and has a bath with a shower screen and a wall-mounted electric shower, a hand washbasin, a WC and shelving for bathroom essentials, window to the rear.

GARAGE AND PARKING
17'8" x 13'2" (5.39 x 4.02)
The single garage has a manual up-and-over door at the front, a window and a rear door that leads out onto the patio area. There is a tarmac drive leading up to the garage which sweeps round to the left in front of the property. There is parking for approximately 3 cars on the driveway.

GARDENS
With well maintained gardens front and rear, the property sits in the perfect position of being set far enough back from the road for privacy, yet still leaving a large garden at the rear for recreation and having a selection of blackcurrants and an apple tree, 2 sheds, brick store with covered leanto to the side. The property benefits from solar panels which are located on the front elevation of the roof. On the patio there is an oil tank to service the central heating / hot water system.

Agent Note
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 and that there is oil central heating. Solar panels. We understand the Broadband Download Speed is: Basic 20 Mbps & Superfast 80 Mbps. Mobile Service: Ranging from Variable to Good outdoors. We understand the Flood risk is: Very Low from rivers or from the sea, but that there is a risk greater than 3.3% chance each year of flooding from surface water and small watercourses. We would recommend this is verified during pre-contract enquiries.

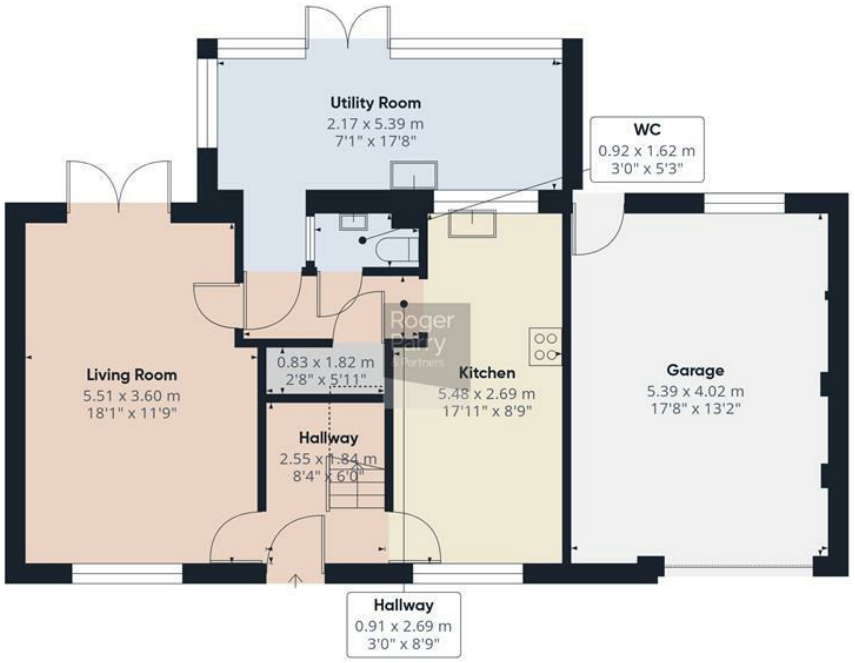
COUNCIL TAX BANDING
We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

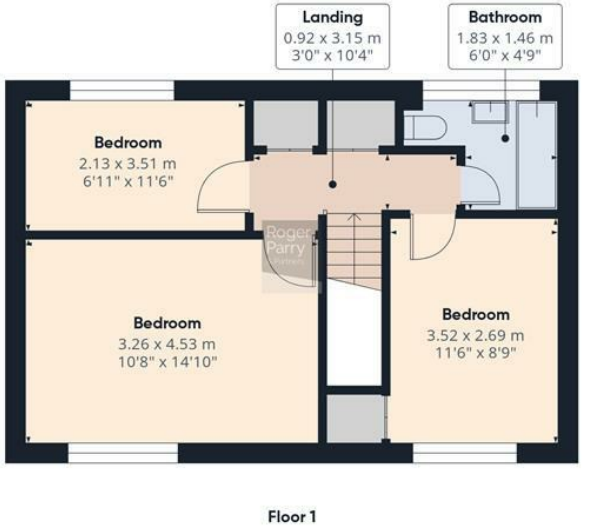
SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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

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)







Approximate total area(1)

118.6 m²
1278 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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: C
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:

From Welshpool proceed out of town on the A458, continue on the A458 to the Sarn Bryn Caled roundabout. Take the 2nd exit onto A490. Follow the A490 for approximately 2.4 miles. Continue straight onto B4388. Follow B4388 for approximately 3.3 miles and turn left onto Arthurs Gate where the property can be found a short distance on the left hand side as indicated by our For sale board. What3words: ///hockey.piglets.ridiculed

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

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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 t o 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 s hould 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 b een 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.