Roger Parry & Partners

Plot 6 Long Mountain View, Trewern, Welshpool, SY21 8EE

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Offers In The Region Of £375,000

* RESERVED * This home is a spacious four bedroom detached house. The property offers a high specification and set on an attractive plot, on a private development site in the Welsh village Trewern. PHOTOS ARE PLOT 9 - PLOT 6 WILL REPLICATE THIS.

Set against the spectacular backdrop of The Breiddens, Long Mountain View is a collection of four house types set on nine plots, with spectacular surrounding views. The site is well located for local transport links including the A458 for routes towards Welshpool and Shrewsbury.

THE SITE
The four house types include two bedroom detached bungalows, a three-bedroom detached bungalow, three bedroom semi-detached houses and four bedroom detached houses. The site and properties will be finished to a high specification offering spacious living accommodation in attractive surroundings.
Externally all of the properties will come with front and rear gardens as well as parking for at least two cars. The detached three-bedroom bungalow and both four bedroom detached houses will come with a detached single garage.
The properties will have the benefit of Anthracite grey uPVC double glazing, air source underfloor heating throughout the ground floor accommodation with radiators on the first floor, and fibre broadband in all properties.
The properties will also benefit from a 10-year LABC warranty.
At this early-stage purchasers will be able to put their own stamp on the property with optional flooring, kitchen and tile specification
There will be a reasonable management fee relating to the site.
Reservation and viewings of the site are available now, please contact agents to discuss further.
Planning Reference: P/2017/0574
EPC Rating: TBC

LOCATION
Trewern is a conveniently located village situated 4.5 miles from Welshpool and with direct access onto the A458 for routes towards Shrewsbury. Local amenities include a primary school and Italian restaurant.
The village is a popular residential area, with outstanding rural countryside views and excellent hiking routes, especially around the nearby Breiddens and Rodney's Pillar.

ENTRANCE HALL

SITTING ROOM
14'4 x 8'7 (4.37m x 2.62m)

DINING ROOM
13'6 x 9 (4.11m x 2.74m)

KITCHEN/BREKFAST ROOM
25'6 x 10'3 (7.77m x 3.12m)

UTILITY ROOM
9 x 4'9 (2.74m x 1.45m)

CLOAKROOM

FIRST FLOOR

BEDROOM ONE
13'8 x 8'7 (4.17m x 2.62m)

BEDROOM TWO
12'6 x 9'7 (3.81m x 2.92m)

ENSUITE
6'9 x 6'2 (2.06m x 1.88m)

BEDROOM THREE
13'9 x 8'4 (4.19m x 2.54m)

BEDROOM FOUR
9'5 x 9 (2.87m x 2.74m)

BATHROOM
9'8 x 7'1 (2.95m x 2.16m)

GARAGE
Single detached garage

TENURE
Freehold

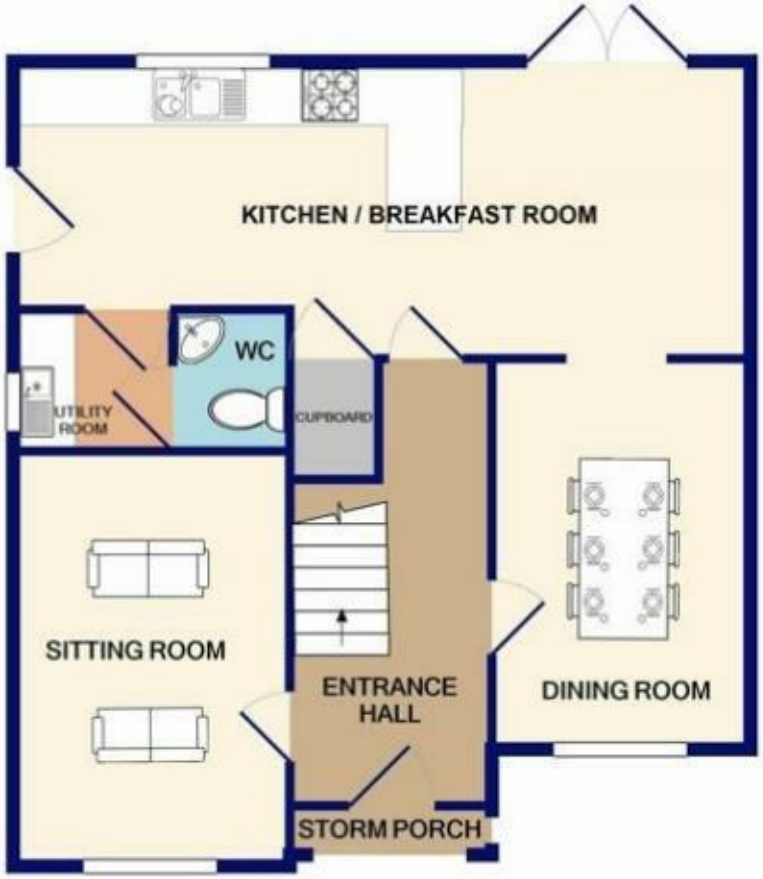
TERMS
A £1000 reservation fee will secure the property at a fixed price until exchange of contracts, which would normally be expected within 4 weeks of the contracts being received by the buyer's solicitor. A conditional exchange of contract subject to a mortgage offer being issued at a later date is acceptable. Should you decide not to proceed with the purchase for any reason the reservation fee would be refunded less reasonable expenses.

VIEWINGS
Viewings are available strictly by arrangement
Please call our Welshpool office on – 01938554499 and/or welshpool@rogerparry.net

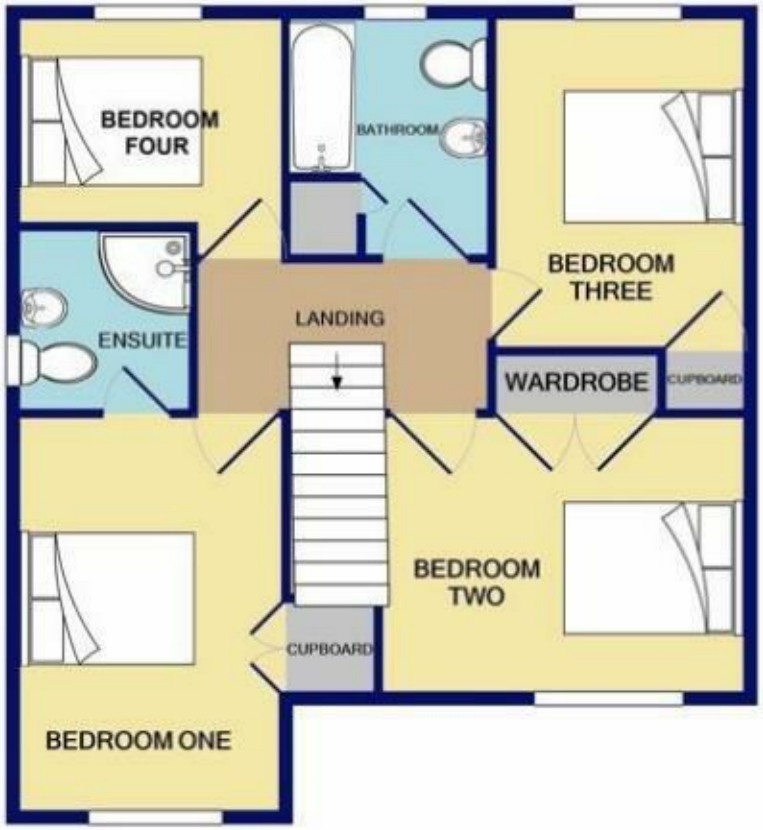
DIRECTIONS:
From Shrewsbury - Take the A458 West (signposted Welshpool) Upon reaching the village of Trewern continue until a sharp left hand bend, before you continuing around the corner, take the right onto Criggion Lane. The site is on your left after 100 yards.

From Welshpool - Take the A458 east (Signposted Shrewsbury) and continue until reaching the village of Trewern. Pass the school and as the road begins to turn right, take the left hand turn onto Criggion Lane. The site is on your left after 100 yards.

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



GROUND FLOOR



1ST FLOOR

General Services:

Local Authority: Powys County Council
Council Tax Band:
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:

Viewing arrangements

Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Oswestry Office:
23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334

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.