



Malt House, Trehelig, Welshpool, SY21 8SG





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Offers Over £170,000

This 4 bedroom detached house is in need of renovation and enjoys far reaching countryside views. Sat on a plot of approx 0.46 acres including a paddock to the front. NO ONWARD CHAIN. CASH BUYERS ONLY. SOLD AS SEEN.



ENTRANCE PORCH

Wooden front door to:

SITTING ROOM

Staircase to the first floor, exposed beams, window to the front aspect and fireplace.

DINING ROOM

Hatch to the utility room, window to the rear and exposed beams.

CLOAKROOM

Approached via a hallway and having low level W.C. and pedestal wash hand basin, radiator and window to the rear.

LIVING ROOM

Dual aspect with windows to the front and rear with countryside views.

KITCHEN

Window to side, floor standing Worcester boiler and door to:

UTILITY ROOM

Stainless steel sink, window to rear and exposed beam.

FIRST FLOOR LANDING

Hatch to loft, exposed wooden floorboards and airing cupboard with tank.

BEDROOM 1

Tripe aspect room with window to the side and Velux style windows to the front and rear, exposed wooden floorboards, 2 built in recess cupboards and exposed beams.

BEDROOM 2

Exposed beams and Velux window to the front aspect.

BEDROOM 3

Exposed wooden floorboards and beams and Velux window to the rear aspect.

BEDROOM 4

Exposed wooden floorboards and beams and Velux window to the front aspect.

BATHROOM

Pedestal wash hand basin, bath and Velux window to the rear.

OUTSIDE

Right of way over the neighbouring yard leads to a metal gate to the property. Some paving to the front of the property and an area of lawn. Enjoying far reaching countryside views. To the front there is a fenced paddock. The whole plot extends to approximately 0.46 acres.

GENERAL NOTES**TENURE**

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

SERVICES

We are advised that mains electric is connected. Septic tank drainage. Water via a shared bore hole. We understand the Broadband Download Speed is: Standard 2 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good. We understand the Flood risk is: Flooding from rivers- High Risk. Flooding from the sea- Very Low Risk. Flooding from surface water and small watercourses- Very Low Risk. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is F . 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 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.

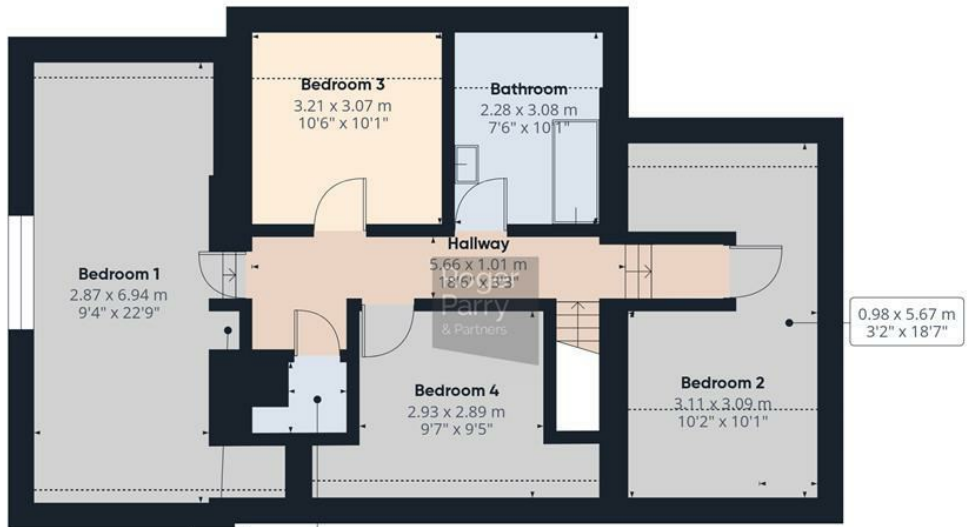
AGENTS NOTE

As the selling agent we have been advised by the vendors that the property has experienced flooding within the last 5 years.

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



Ground floor



Floor 1



Approximate total area⁽¹⁾

144.5 m²
1555 ft²

Reduced headroom

13.8 m²
148 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: F

EPC Rating: E

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:

Proceed out of Welshpool on the A483 Newtown Road.
After approximately 2.7 miles turn right onto Trehelig,
continue for approximately 0.5 miles and property can be
found on the right hand side. WHAT3WORDS:
///scarcely.offline.worlds

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.