





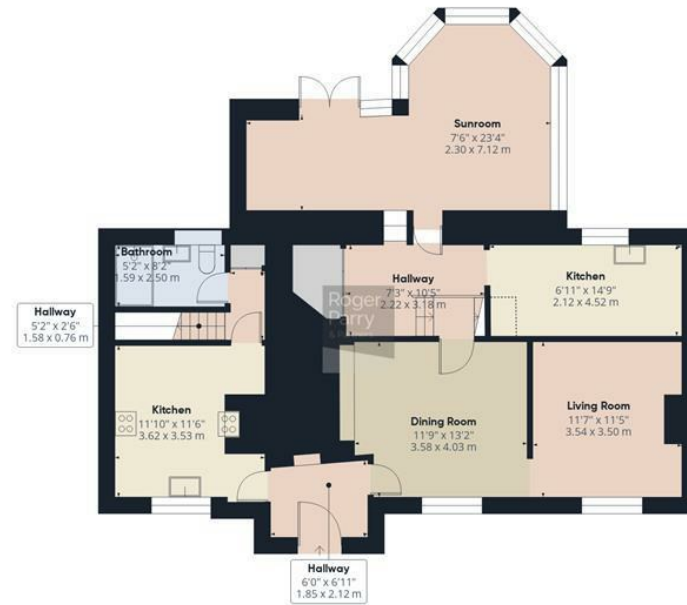
Farm Cottage, Adfa, Newtown, SY16 3DB
Price Guide £315,000

This 3 bedroom, 2 bathroom detached character property has been improved by the current owners and has flexible accommodation with 2 staircases which would suit dual living. With numerous outbuildings, driveway and gardens. Having solar panels and air source heat pump and situated in a village location.





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



Approximate total area⁽¹⁾

2272 ft²

211.2 m²

Reduced headroom

6 ft²

0.5 m²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENTRANCE

Composite front door to:

ENTRANCE HALL

Tiled floor, radiator, display shelving and doors to the kitchen and:

DINING AREA

With exposed beams, radiator, uPVC double glazed window to the front aspect. Door and steps down to rear hall and opening to:

SITTING ROOM

Exposed beams, radiator and a uPVC double glazed window to the front aspect.

KITCHEN/BREAKFAST ROOM

Fitted with a range of wood fronted base cupboards and drawers with work surfaces over, eye level cupboards, one and a half bowl stainless steel sink with mixer tap under a uPVC double glazed window to the front with views towards countryside, part tiled walls, end display shelving, wine rack, under counter appliance space, tiled floor, tiled recess with space for cooker, exposed beams, radiator and door to:

INNER HALL

Staircase to the first floor with double cupboard, built in cupboard with shelving and door to:

SHOWER ROOM

Low level W.C., pedestal wash hand basin with mixer tap, walk in shower cubicle with Triton electric shower, radiator, heated towel rail and uPVC double glazed window to the rear.

REAR HALL

Built in double cupboard with the water tank and shelving, radiator, staircase to the half landing and leading to bedroom 1 and 2 and the shower room. Door and side screen to the conservatory and doorway to:

UTILITY ROOM

Fitted with a range of base cupboards and drawers with work surfaces over, stainless steel sink with mixer tap, radiator, plumbing and space for washing machine, further appliance space. Restricted head height.

CONSERVATORY

With uPVC double glazed windows and French doors to the rear and enjoying views towards countryside, wood effect flooring and 2 radiators.

HALF LANDING

With 2 double built in storage cupboards.

BEDROOM 1

Radiator and a uPVC double glazed window to the front with views towards countryside. Doorway and inner landing leading to a door to bedroom 3.

BEDROOM 2

Radiator and a uPVC double glazed window to the front with views towards countryside.

BEDROOM 3

Accessed via a separate staircase from the inner hall. Built in cupboard, radiator and a uPVC double glazed window to the front with views towards countryside.

SHOWER ROOM

Low level W.C., shower cubicle, pedestal wash hand basin and uPVC double glaze windows to the side and rear.

OUTSIDE

Brick wall and fencing to the front of the property. Gate and steps lead to a side garden with flowers and shrubs leading down to a paved patio entertainment area at the rear of the house. Leading onto a further covered patio area. Garden shed. Covered storage area. Driveway providing off road parking and turning space. Large garden shed/workshop with double doors with windows to either side. Greenhouse. Potting shed. Areas of garden with a selection of flowers, shrubs and a number of fruit trees including apple, pear and cherry.

GARAGE/WORKSHOP

With power and light, internal office and store and opening to a lean to Conservatory with a door to the side and views across countryside.

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, water and drainage services are connected. Air Source heat pump and Solar panels. We understand the Broadband Download Speed is: Superfast 80 Mbps. Mobile Service: Good outdoor. We understand the Flood risk is Very Low. 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 enquiries.

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.



Local Authority: Powys County Council

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 take the A483 towards Newtown. Turn right signposted Berriew and continue along this road passing through the village. Proceed through the village of Manafon and on to the village of New Mills. Continue through the village and on leaving, turn right signposted Adfa, before the river bridge. After approximately 0.5 miles, turn left and on entering the village of Adfa, Farm Cottage can be found in the centre of the village 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 a 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.