





**Tan Yr Eithin, 2 Police Houses High Street, Llanfyllin, SY22 5BQ
Offers In The Region Of £265,000**

A three bedroom detached home set in a tucked away position on the outskirts of Llanfyllin town. The property is in need of upgrading and benefits from spacious accommodation and no onward chain.

In brief the accommodation affords Entrance hall with cloakroom, living room, conservatory, kitchen, dining room and store room. To the first floor are three bedrooms and a bathroom, and externally there are wrap around gardens, garage, workshop and driveway.



LOCATION

Llanfyllin is a small but charming Montgomeryshire town with good amenities including, GP practice, dentists, primary and secondary schools, library, leisure centre with swimming pool and squash courts, Post office and a range of shops. Set in unspoilt countryside with easy access for walking, cycling and horse riding. Lake Vyrnwy is close by with its stunning scenery, RSPB reserve, walks and water sports.

ENTRANCE HALL

Through uPVC front door, under stairs storage, radiator, ceiling light, stairs to first floor and doors off too;

CLOAKROOM

2'7 x 4'10 (0.79m x 1.47m)

WC, wash hand basin, window to the side, tiled flooring, and ceiling light.

LIVING ROOM

11 x 11'1 (3.35m x 3.38m)

With uPVC window to the front, gas fire, ceiling light and uPVC sliding doors into;

CONSERVATORY

11'3 x 15'11 (3.43m x 4.85m)

Of brick and uPVC construction, uPVC windows overlooking the side garden and double doors.

KITCHEN

10'3 x 7'2 (3.12m x 2.18m)

Fitted with wall and base units with work surfaces over, sink with mixer tap and drainer below uPVC window overlooking the garden and void for appliances. tiled flooring, part tiled walls, ceiling light, under stairs storage, and opening into;

DINING ROOM

11 x 15'10 (3.35m x 4.83m)

With uPVC window to the side, gas fire, ceiling light and radiator.

STORE ROOM

7'4 x 10'6 (2.24m x 3.20m)

With uPVC window to the rear and uPVC door leading out to the garden,.

FIRST FLOOR**LANDING**

Exposed wooden floorboards, uPVC window to the side and doors off too;

BEDROOM ONE

Double room with uPVC window to the side, ceiling light and radiator.

BEDROOM TWO

Double room with uPVC window to the front, ceiling light and radiator.

BEDROOM THREE

With uPVC window to the rear, ceiling light and radiator.

BATHROOM

Panelled bath with shower over, WC and wash hand basin. UPVC frosted window to the front, part tiled walls, radiator and built in airing cupboard housing the water cylinder.

EXTERNAL**GARAGE**

To the front of the property there is a row of garage. The garage for this property is to the right hand side, closest to this properties driveway.

We have not entered the garage to be able to gain measurements at this time.

WORKSHOP

15'11 x 8'2 (4.85m x 2.49m)

At the top of the rear garden there is a workshop/storage container with double doors .

GARDENS

The property is set on generous size gardens, mainly laid to lawn with hedging to borders and a variety of plants and trees.

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. Solar panels - we are informed these are freehold and FIT payment received on these. Gas central heating. We understand the Broadband Download Speed is: Standard 19 Mbps & Superfast 80 Mbps. Mobile Service: Likely. 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 - Powys. We would recommend this is confirmed during pre-contact enquires.

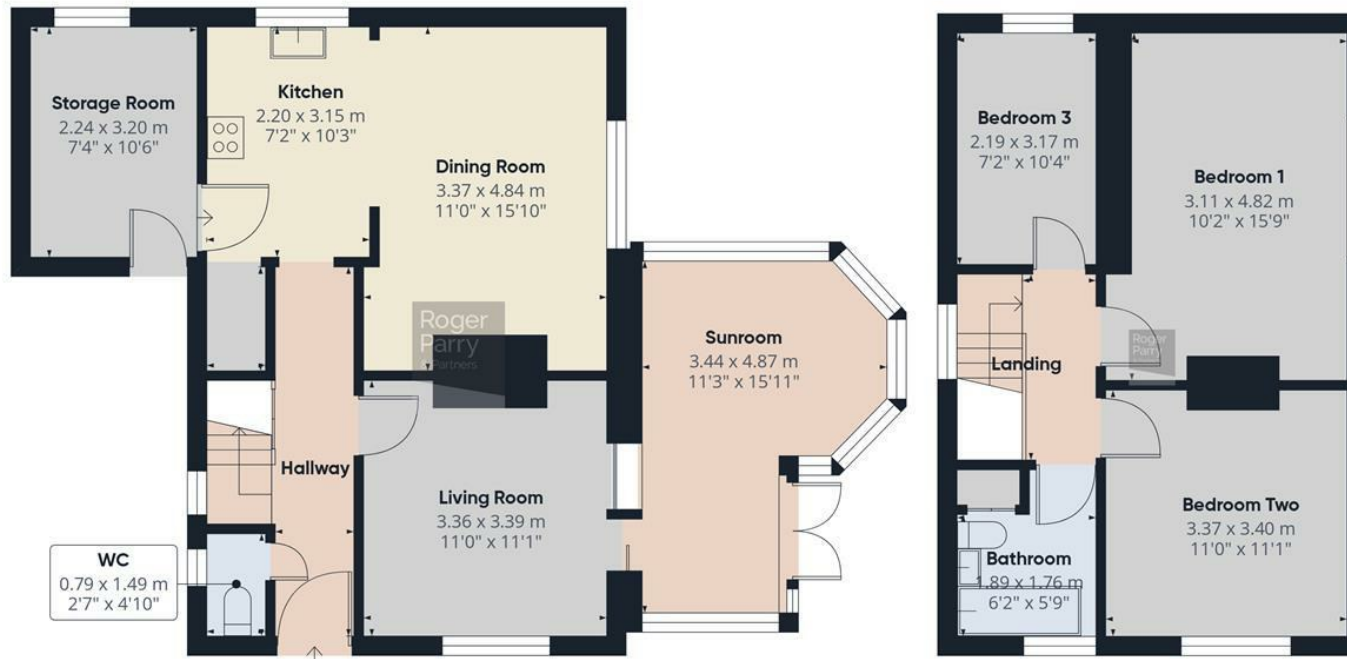
SURVEYS

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)



Ground floor Building 2



Approximate total area⁽¹⁾
 116.1 m²
 1248 ft²

(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

Council Tax Band: E

EPC Rating: D

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:

What3words: ///mankind.notifying.remarking

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.