

Roger Parry & Partners

Cilcewydd, Welshpool, SY21 8RT





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Price Guide £475,000

This spacious detached bungalow benefits from 3 double bedrooms, 2 receptions, spacious kitchen/breakfast room, utility room, bathroom and shower room. Sitting on a plot of approximately 1 acre including a fenced paddock and enjoying countryside views. It has a driveway and garage and is offered with no onward chain’.













ENTRANCE
Wooden front door with glass side screen to:

ENTRANCE HALL
Hatch to loft, 2 radiators, built in coat cupboard, and airing cupboard with tank and slatted shelving.

SITTING ROOM
Marble effect fireplace with coal effect electric fire and display alcoves either side, radiator, double glazed bay window to the front with lovely views towards countryside. Sliding door to:

DINING ROOM
Dual aspect with double glazed windows to the front and side with lovely views towards countryside, radiator, door and serving hatch to the kitchen.

KITCHEN/BREAKFAST ROOM
Dual aspect with windows to the side and rear, benefitting from lovely countryside views. Fitted with a range of base cupboards and drawers with work surfaces over, eye level cupboards, double drainer stainless steel sink with mixer tap, part tiled walls, space for cooker with stainless steel splash back and extractor hood over, radiator, tiled floor, cupboard housing the central heating boiler, walk in pantry with shelving and window to the rear. Door to:

REAR HALLWAY
Tiled floor, door to useful STORE. doors to garage and utility and wooden door and side screen to the front.

UTILITY ROOM
Tiled floor, stainless steel sink with cupboards below, base cupboards and drawers with work surface over, plumbing and space for washing machine, further appliance space, display shelving, uPVC double glazed window and door to the rear. Sliding door to:

SHOWER ROOM
Low level W.C., wall mounted wash hand basin with tiled splashback, fully tiled shower cubicle, wall mounted heater, tiled floor and uPVC double glazed window to the side.

BEDROOM 1
Radiator, vanity wash hand basin with tiled splashback and cupboards under, radiator, 2 built in wardrobes and a double glazed window to the front with lovely views towards countryside.

BEDROOM 2
Radiator, vanity wash hand basin with tiled splashback and cupboards below, and uPVC double glazed window to the side aspect with views towards countryside.

BEDROOM 3
Radiator, vanity wash hand basin with tiled splashback and cupboards below and window to the rear looking over the gardens and the paddock.

BATHROOM
Low level W.C., pedestal wash hand basin, panel bath, radiator, wall mounted heater, shaver socket, part tiled walls, airing cupboard with slatted shelving and window to the rear.

OUTSIDE

FRONT
Driveway providing off road parking and turning space. Laid to lawn with flower and shrub borders, path and steps to the front door. Area laid to stone and paving. A selection of apple trees.

SIDE
Access down both sides of the property.

REAR
The rear is laid to patio and lawn running the width of the house. Views and gate up towards the paddock.

PADDOCK
Gated access from the side of the property leads to the sloping paddock which is fenced.

GARAGE
Electric up and over door, 2 windows to the side and door to the rear hallway.

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 water and electric are connected. Newly installed septic tank drainage. Oil central heating. We understand the Broadband Download Speed is: Standard 15 Mbps. Mobile Service: Good outdoor. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract 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 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.

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



Approximate total area(1)

180.4 m²

1941 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.

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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 from Welshpool South on the A483 turning left at the Coed Y Dinas round about. Follow the A490 towards Forden, after crossing the river turn immediately left and the property can be found a short distance on the right hand side as indicated by our For Sale board,

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 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.