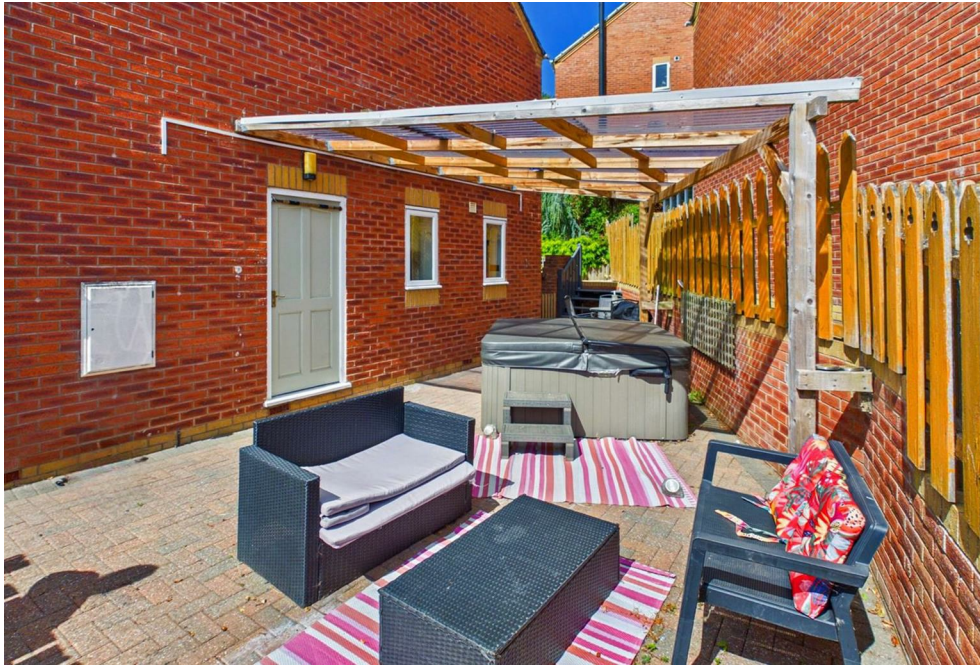






12 Brynfa Avenue, Welshpool, SY21 7TS
£285,000

This 4 bedroom detached house benefits from a modern kitchen/dining room, living room with log burner and sunroom. Having a utility room, cloakroom, bathroom and en suite shower. With integral garage, off road parking for 3 cars and a large covered side patio and enclosed rear garden.



ENTRANCE

Front door to:

ENTRANCE HALL

Wooden flooring, radiator, staircase to first floor with cupboard under.

LIVING ROOM

Wooden flooring, radiator Upvc bay window to front and log burner.

KITCHEN/DINING ROOM**KITCHEN AREA**

Fitted with a range of base cupboards and drawers with wooden work surfaces over, built in wine rack, one and a half bowl stainless steel sink with mixer tap under a window to rear, part tiled walls, integrated double oven, 4 ring gas hob and dishwasher. Breakfast bar, space for tall fridge freezer, radiator and opening to:

DINING AREA

Radiator and patio doors to:

SUN ROOM

Tiled floor, double glazed Velux window and French doors to the patio.

UTILITY ROOM

Base cupboards with wooden work surfaces over, wall mounted cupboard, stainless steel sink under window to the side, part tiled walls, plumbing and space for washing machine, further appliance space, wall mounted Worcester boiler 2022, radiator and door to Rear and:

CLOAKROOM

Low level W.C and wall mounted wash hand basin with tiled splash back, radiator and window to side.

FIRST FLOOR LANDING

Airing cupboard with radiator and slatted shelves.

BEDROOM 1

Entrance vestibule with door to en Suite and archway to Bedroom with radiator, window to front with views towards countryside, built in double wardrobe and door to:

EN SUITE

Low level W.C, pedestal wash hand basin, shower cubicle, part tiled walls, radiator, shaver point and window to side.

BEDROOM 2

Radiator, built in wardrobe and window to front. Hatch to loft.

BEDROOM 3

Radiator and window to rear.

BEDROOM 4

'L' shaped. Radiator and window to rear.

BATHROOM

Low level W.C, panel bath with central mixer tap and shower attachment with separate shower over, pedestal wash hand basin, window to rear, part tiled walls, heated towel rail and window to rear.

OUTSIDE**FRONT**

Driveway providing off road parking for up to 3 cars leading to the garage. Laid to lawn with shrubs.

REAR

Fenced patio entertainment area, outside tap and gate and steps up to the raised garden with patio and mature shrubs.

SIDE

Large block paved covered patio area.

GARAGE

Up and over door, power and light, built in cupboards and door to side.

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. Gas central heating. We understand the Broadband Download Speed is: Standard 11 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good outdoor and variable in home. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

SURVEYS

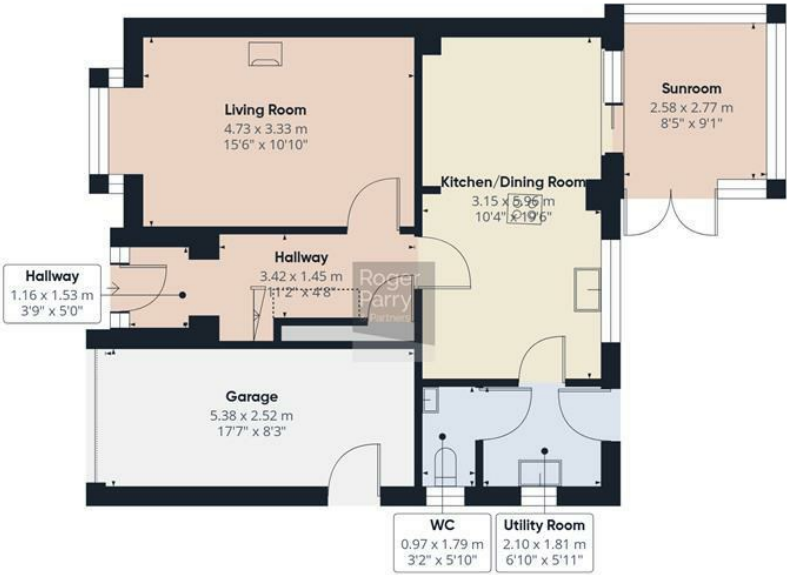
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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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



Floor 1



Approximate total area⁽¹⁾

123.9 m²
1334 ft²

Reduced headroom

0.7 m²
7 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: E

EPC Rating: D

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: ///constrain.limelight.cobbles

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.