Roger Parry & Partners

12 Green Square, High Street, Llanfyllin, SY22 5AB

12 Green Square High Street, Llanfyllin, SY22 5AB
£170,000

This well presented 3 bedroom town house is situated in a courtyard location just off the High Street and has a sun room, sitting room, kitchen/dining room, cloakroom and an allocated parking space. Offered with no onward chain.

SUNROOM
Tiled floor, radiator, hatch to loft, Upvc door to side and windows enjoying views towards countryside. Utility area with plumbing and space for washing machine with work surface over and shelves above. Door to

CLOAKROOM
Low level W.C, wall mounted wash hand basin, tiled floor, radiator and window to rear.

KITCHING/DINING ROOM
Fitted with a range of base cupboards and drawers with eye level cupboards over, stainless steel sink with mixer tap under uPVC window to rear with views towards countryside, part tiled walls, plumbing and space for dishwasher, further appliance space, wall mounted Worcester gas central heating boiler, radiator

SITTING ROOM
Wooden fireplace with electric fire, 3 radiators, Upvc window to front, staircase to first floor with cupboard under.

ENTRANCE PORCH
Tiled floor, Upvc door and windows andUpvc front door to

LANDING

BEDROOM 3
Bulkhead over stairs. Radiator and uPVC window to front aspect.

BEDROOM 2
Radiator and uPVC window to the rear with views towards countryside.

BEDROOM 1
Radiator and uPVC window to front aspect.

BATHROOM
Fitted with a suite comprising low level W.C, pedestal wash hand basin, panel bath with mixer tap and shower attachment, part tiled walls, light/shaver socket, extractor fan, radiator and window to rear.

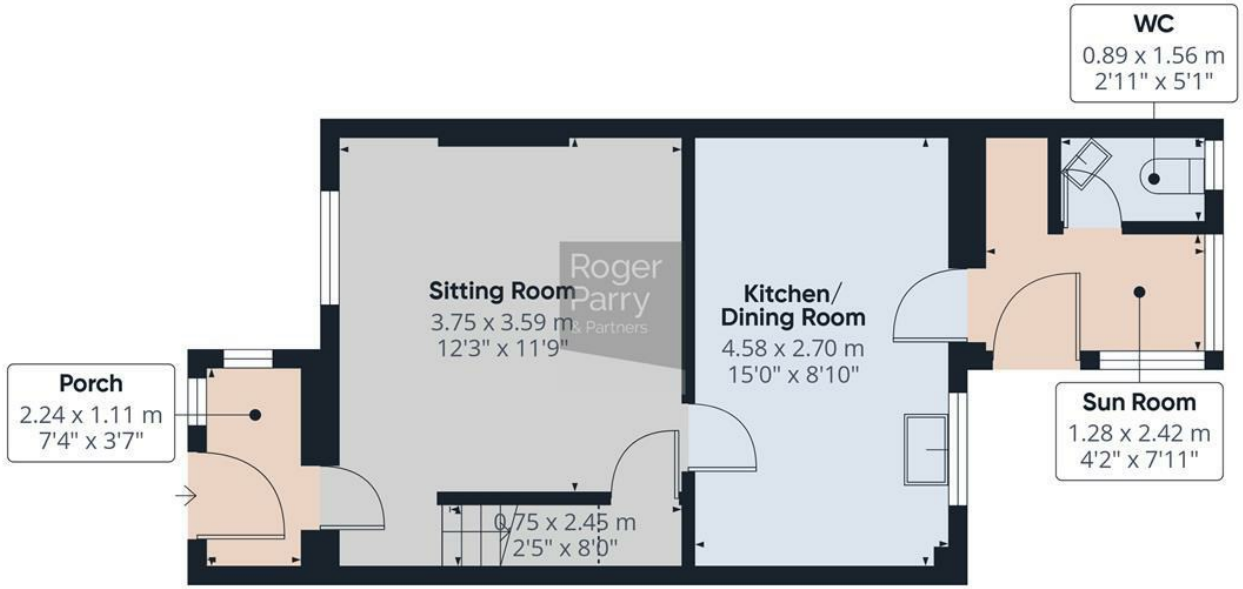
OUTSIDE

REAR
Paved patio areas enjoying views towards countryside,

FRONT
Allocated parking space.

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, drainage and water are connected. Gas central heating.
We understand the Broadband Download Speed is: Standard 18 Mbps & Superfast 80 Mbps. Mobile Service: Good outdoor, variable in home. Flood risk from rivers- Low Risk. Flood risk 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.
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)



Ground floor

Floor 1

Approximate total area(1)
62.9 m²
677 ft²

Reduced headroom
1.1 m²
12 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: B
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:

What3words: ///slimming.coverings.drop

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.