





## 45 Swallows Meadow, Castle Caereinion, Welshpool, SY21 9DZ Offers In Excess Of £425.000

This immaculately presented 3 bedroom, 2 bathroom detached house sits on a generous plot and backs onto open countryside. With a detached double garage, large driveway and solar panels. An internal viewing is highly recommended in order to fully appreciate all that this property has to offer.



**DESCRIPTION**

This 3 bedroom detached house was built in 2024 and has been greatly improved by the current owners and offers: oak internal doors, integrated kitchen, living room with log burner, Hammonds fitted wardrobes and dormer box seats to bedroom 1 and 2. Outside there is a detached double garage, large block paved driveway and generous gardens that are laid to lawn with a selection of fruit trees and shrubs and patio entertainment area.

**ENTRANCE PORCH**

Composite front door and UPVC window to:

**ENTRANCE HALL**

Wood effect flooring, staircase to first floor with cupboard under and radiator.

**LIVING ROOM**

Dual aspect with UPVC window to the front and UPVC window to the rear with views over countryside, radiator, wood effect flooring and fireplace with wooden mantle and inset log burner.

**BEDROOM 3**

Currently used as a dining room. Wood effect flooring, radiator and UPVC window to the front.

**CLOAKROOM**

With low level W.C, pedestal wash hand basin with mixer tap, wood effect flooring and radiator.

**KITCHEN/BREAKFAST ROOM**

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, integrated fridge freezer, dishwasher, oven and ceramic hob with extractor hood over. Stainless steel sink with mixer tap under UPVC window overlooking the rear garden and countryside beyond, wood effect flooring, radiator, UPVC window to the side and opening to:

**SUN ROOM**

Wood effect flooring, radiator and French doors to the gardens enjoying countryside views.

**UTILITY ROOM**

Fitted with a range of base cupboards with work surface over, matching eye level cupboards, one and half bowl stainless steel sink with mixer tap, wood affect flooring, plumbing and space for washing machine, wall mounted central heating boiler. Composite door to the side.

**FIRST FLOOR LANDING**

Radiator, double glazed Velux window and built in storage cupboard. Further walk in storage cupboard with light.

**BEDROOM 1**

Range of built in wardrobes to 1 wall, built in window seat with drawers, matching chest of

drawers and bedside tables, radiator and UPVC window to front with views towards countryside. Hatch to loft and door to:

**EN SUITE**

Low level W.C, pedestal wash hand basin with mixer tap, shower cubicle with electric shower, heated towel rail, double glazed Velux window, and wood effect flooring.

**BEDROOM 2**

Range of built in Hammonds wardrobes and matching window seat with drawers, built in storage cupboard, radiator and UPVC window to front with views towards countryside.

**BATHROOM**

Pedestal wash hand basin with mixer tap, low level W,C, panel bath with mixer tap separate double shower cubicle with twin heads, heated towel rail, wood effect flooring , hatch to the loft and UPVC window to rear.

**OUTSIDE****FRONT**

Area laid to lawn. Large block paved driveway. Path to the front door.

**SIDE**

laid to lawn with a selection of fruit trees and shrubs. Gravel path leads to:

**REAR**

Patio entertainment area enjoying countryside views, mainly laid to lawn with flower and shrub borders.

**AGENT 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 and water are connected. LPG boiler connected. We would recommend this is verified during pre-contract enquiries.

**BROADBAND:** Download Speed: Standard 18 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely

**FLOOD RISK:** Flooding from rivers: Very Low Risk. Flooding from the sea: Very Low Risk.

Flooding from surface water and small watercourses: Very Low Risk

**COUNCIL TAX BANDING**

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquires.

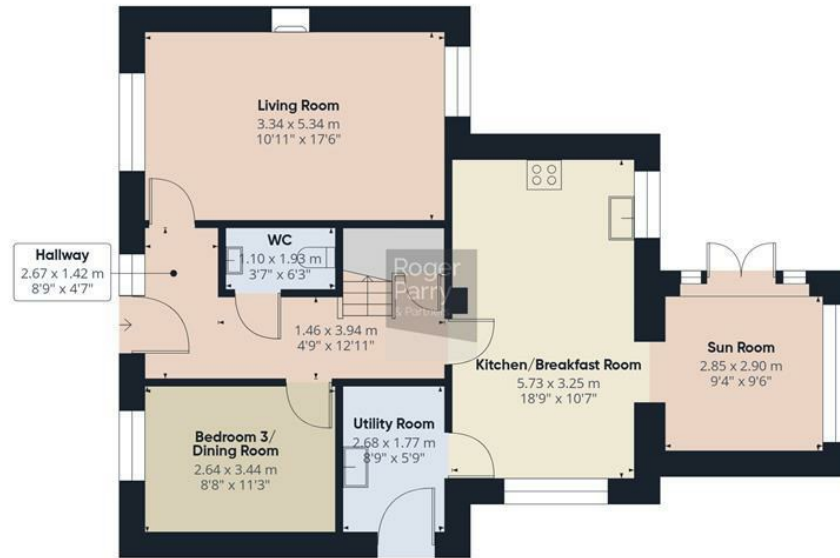
**SURVEYS**

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.

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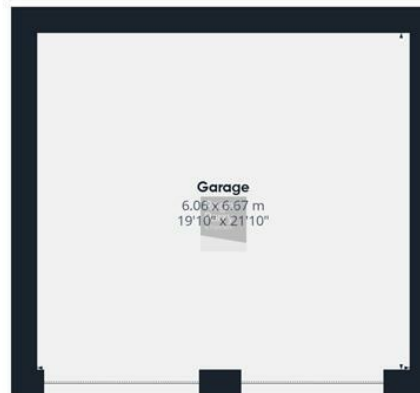
## Floor Plan (not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



**Approximate total area<sup>(1)</sup>**

166 m<sup>2</sup>  
1789 ft<sup>2</sup>

**Reduced headroom**

3.2 m<sup>2</sup>  
34 ft<sup>2</sup>

(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:** B

**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: ///paler.incurring.plug

**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.