





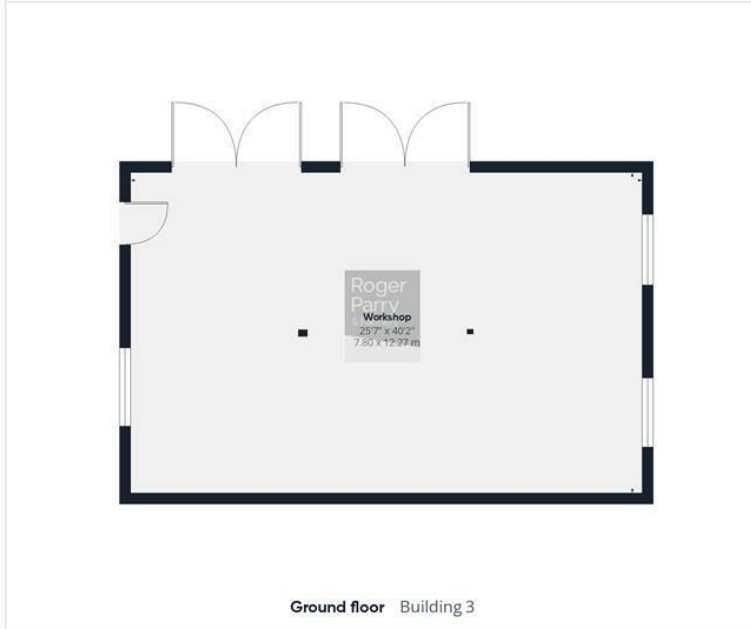
Dolwerdd, Kerry, Newtown, SY16 4NG Offers In Excess Of £400,000

A delightful rural family home in a stunning location offering country living on a manageable scale with a wealth of opportunity. Gardens and grounds extend to over $\frac{3}{4}$ of an acre and there are several useful buildings adding to the possibilities including two large workshops. This 3 bedroom bungalow is in a fantastic location surrounded by glorious, rolling, Mid Wales countryside giving views to all aspects and there is a fantastic potential on offer. This is a rare find for anyone looking to escape to the country.





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



Approximate total area⁽¹⁾

3325 ft²
308.8 m²

(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

ENTRANCE

Composite front door to:

ENTRANCE HALLWAY

With 2 built in storage cupboards, oak flooring, hatch to loft and a radiator.

SITTING ROOM

Dual aspect with a window to the side and a window overlooking the gardens towards countryside beyond, oak flooring, radiator and fireplace with tiled hearth and inset log burner with shelving to either side. Door to:

REAR PORCH

Composite door and side screens leading to the rear gardens.

KITCHEN/DINING ROOM

Fitted with a range of base cupboards and drawers with work surfaces over, range of eye level cupboards, plate rack, glass fronted display cupboards and display shelving, Smeg Range style cooker with extractor hood over, plumbing and space for washing machine, space for tall fridge/freezer, one and a half bowl stainless steel sink with mixer tap under a window overlooking the rear gardens with views towards countryside, part tiled walls, tiled floor, radiator and French doors leading out to the patio and gardens beyond.

BEDROOM 1

Window and French doors with side screens leading out to the front of the property, radiator and built in cupboard.

BEDROOM 2

Dual aspect with windows to the front and side and a radiator.

BEDROOM 3

Radiator and a window to the rear aspect with views towards countryside.

BATHROOM

Suite comprising low level W.C., pedestal wash hand basin and panel bath with mixer tap and separate shower over, fully tiled walls, tiled floor, heated towel rail and window to the front.

OUTSIDE

Gate leads to the gravel driveway which provides parking and turning for numerous vehicles and leads to an open fronted shed. The plot extends to approx 0.79 acres (0.319 hectares) with a patio entertainment area abutting the property with a flower and shrub border and enjoying views towards countryside - leading to an area of lawn with a selection of fruit trees. From the hot tub room steps lead down to the lower level with a greenhouse. Separate gated access leads to further parking and turning for numerous vehicles. Gated children's play area with rubber matting and climbing frame. There is a pond which is on a natural stream. Steps lead up to a fenced paddock and onto a further area of lawn with concrete pad which has services available to be connected. Vegetable plot with raised beds and a greenhouse. There is an open fronted bar with decking and a wooden bar.

HOT TUB ROOM

Housing an American style 4/6 person Arctic Spa with glazing to 3 sides and double glazed French doors to a front patio.

SHED/WORKSHOP

With 2 double doors, concrete hardstanding with four post lift, paved area, power and light and windows to either side and personal door to the rear.

MOBILE HOME

34ft 3 berth mobile home.

SHED/LOG STORE

With power and light, door and window to the rear and opening to an area used as a wood store. Open Garage/store.

GENERAL NOTES**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that there is mains, electric and water (billed via a third party), drainage via a septic tank. Oil central heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 23Mbps & 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 D. We would recommend this is confirmed during pre-contact enquires.

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.

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.

TOTAL FLOOR AREA

Approx 91 square meters/ 979 square feet



Local Authority: Powys County Council

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:

From Abermule, take the B4368 to Glan-Mule and continue for 1.4 miles. Take the right hand turning signposted Llanmerewig and after 500 yards take the first left at the junction. Continue for 0.7 miles and the property will be found on the right hand side.

What3words: period.configure.prank

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.