



Roger
Parry
& Partners

10 Parc Caradog, Trewern, Welshpool, SY21 8DS



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£350,000**

A well proportioned, individually designed 4 bedroom detached house with 3 receptions, cloakroom, kitchen/breakfast room, utility room, en suite shower and family shower room. With an integral garage and driveway parking and enclosed gardens to the rear with shed and summerhouse.



DESCRIPTION

Tan Y Dderwen is situated in the village of Trewern which offers a well-respected primary school and Italian restaurant. Situated approximately 4 miles from Welshpool which offers educational, leisure and shopping facilities along with good road and rail links to Shrewsbury which is approximately 15 miles distant with Telford, Wrexham and Chester all being within easy reach. This individually designed 4 bedroom detached house has larger than average rooms and ceiling heights and is situated in a quiet cul de sac.

ENTRANCE CANOPY

Composite front door to:

ENTRANCE HALL

A spacious hallway with staircase to the first floor with useful storage area under, radiator and a uPVC double glazed window to the front aspect.

SITTING ROOM

A light and spacious room with a fireplace with inset log burner, 2 radiators, coved ceiling and uPVC double glazed window and French doors leading to the rear gardens.

DINING ROOM

Radiator, coved ceiling, double doors to the sitting room and a uPVC double glazed window to the front aspect.

STUDY

Radiator and a uPVC double glazed window to the front aspect.

CLOAKROOM

Low level W.C., wall mounted wash hand basin with tiled splash back, tiled floor, radiator and uPVC double glazed window to the front aspect.

KITCHEN/BREAKFAST ROOM

Re fitted with a Howdens kitchen in 2014 and having base cupboards and drawers with work surfaces over, matching eye level cupboards, pull out larder unit, display shelving, white sink with mixer tap under a uPVC double glazed window overlooking the rear garden, integrated oven and microwave with cupboards above and below, induction hob with extractor hood over, space for American style fridge/freezer, radiator, tiled floor and door to:

UTILITY ROOM

Base cupboard with work surface over, stainless steel sink with mixer tap, part tiled walls, plumbing and space for washing machine, further appliance space, radiator, door to garage and composite door and uPVC double glazed window to:

REAR PORCH

With polycarbonate roof, tiled floor and opening to the garden.

FIRST FLOOR LANDING

Hatch with ladder to a large loft space which is boarded and has a light. uPVC double glazed window to the front with views towards countryside in the distance.

BEDROOM 1

Radiator and uPVC double glazed window to the front with views towards countryside in the distance.

EN SUITE SHOWER

Low level W.C., pedestal wash hand basin with tiled splash back, fully tiled shower cubicle, light/shaver socket, tiled floor, extractor fan and radiator.

BEDROOM 2

Radiator and uPVC double glazed window to the rear with views towards countryside in the distance.

BEDROOM 3

Radiator and uPVC double glazed window to the rear with views towards countryside in the distance.

BEDROOM 4

Radiator, airing cupboard with radiator and slatted shelving and uPVC double glazed window to the front with views towards countryside in the distance.

SHOWER ROOM

With low level W.C., pedestal wash hand basin, corner shower cubicle with twin heads, radiator, tiled floor and uPVC double glazed window to the side.

OUTSIDE**FRONT**

Gravel driveway providing off road parking leading to the integral garage. Laid to lawn with flower and shrub beds and borders, bounded by wall and hedging. Gate and path to the rear.

REAR

Patio entertainment area with step up the the main lawn with flower and shrub beds and borders, garden shed and summerhouse, decking area with pergoda over, rose arch, gravel paths, outside tap and fence to boundary.

GENERAL NOTES**SERVICES**

We are advised that there is mains electric, water and drainage. Oil central heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 16 Mbps & Superfast 36 Mbps. Mobile Service: Good

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 F. 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.

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



Local Authority: Powys County Council

EPC Rating: D

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:

Postcode is SY21 8DS Proceed out of Welshpool on the A458 towards Shrewsbury. Pass through the village of Buttington and into Trewern. On reaching the village of Trewern, continue a short distance where there is the right turn into Parc Caradog. Follow the road around to the right and take the 1st left. Proceed and the property is on the left 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 to a 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.