

Roger Parry & Partners

3 Heulwen Way, Welshpool, Powys, SY21 7DB





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£225,000

A modern detached 3 bedroom house in a sought after area within the popular town of Welshpool. With a conservatory and off road parking. There are good facilities close by and easy access from the property to road links into mid-Wales in one direction, or into Shropshire in the other direction. NO ONWARD CHAIN.













ENTRANCE HALL
3'4" x 6'6" (1.04 x 1.99)
Upon entering the property the hallway allows access to the downstairs WC to your right, the living room straight ahead and stairs to the first floor on your left. There is a radiator in the entrance hall.

WC
2'10" x 6'5" (0.88 x 1.98)
The downstairs WC is a useful feature for this family home and contains an eco-flush WC, a wall-mounted handwash basin and a radiator with a towel rail above. There is privacy glass in the window in this room.

LIVING ROOM
12'10" x 12'0" (3.93 x 3.68)
The living room is bright and airy and has a window looking out through the conservatory into the back garden. The room benefits from a gas fire set on a marble effect hearth with wooden fire surround and mantlepiece, a radiator, laminate flooring and a useful understairs storage cupboard. From the living room there is a door through to the kitchen.

KITCHEN
9'7" x 15'2" (2.93 x 4.63)
The well-equipped kitchen is flooded with light from the window looking out over the front lawn and driveway and the twin glazed doors leading out to the conservatory and benefits from a low-level electric oven with a gas hob above, laminate worktops which provide plenty of preparation space and a breakfast bar. Ample storage is provided by cupboards below the worktop as well as wall-mounted cupboards above, with plenty of space of appliances. There is a radiator in the kitchen too.

CONSERVATORY
20'8" x 7'9" (6.32 x 2.38)
The conservatory provides some good additional space and is flooded with light through the windows and polycarbonate roof. There is a wall-mounted electric heater and twin glazed doors that lead out to the patio and rear garden.

LANDING
8'11" x 3'5" (2.73 x 1.05)
The landing receives light from a side window and has doors leading to the three bedrooms and 2 storage cupboards.

BEDROOM 1
10'5" x 8'3" (3.19 x 2.52)
The largest of the three bedrooms, this provides ample space for a double bed with room for side tables too. The is a radiator and a built-in wardrobe, together with another storage cupboard. The window for this bedroom provides plenty of light for the room and looks out over the rear garden.

BEDROOM 2
9'7" x 8'3" (2.94 x 2.53)
This bedroom provides ample space for a double bed, together with additional bedroom furniture. There is a radiator and a window looking out over the rear garden that provides natural light for the room.

BEDROOM 3
7'1" x 6'8" (2.18 x 2.04)
This bright single bedroom sits at the front of the house and benefits from a radiator and a window looking out over the driveway.

FAMILY BATHROOM
6'3" x 5'11" (1.92 x 1.81)
The family bathroom sits at the front of the house and the window for this is glazed with privacy glass. The bathroom benefits from an eco-flush WC with attached hygiene bidet sprayer, a pedestal handwash basin, a bath with mixer tap and shower head a radiator and a towel rail.

OUTSIDE
The property benefits from outdoor space both at the front and the rear. At the front there is a lawned area and a driveway with off road parking. At the rear there is a low maintenance garden with a patio, gravelled area and shed.

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

SERVICES
We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 15 Mbps & Superfast 1800 Mbps. Mobile Service: Good outdoor; variable in-home. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

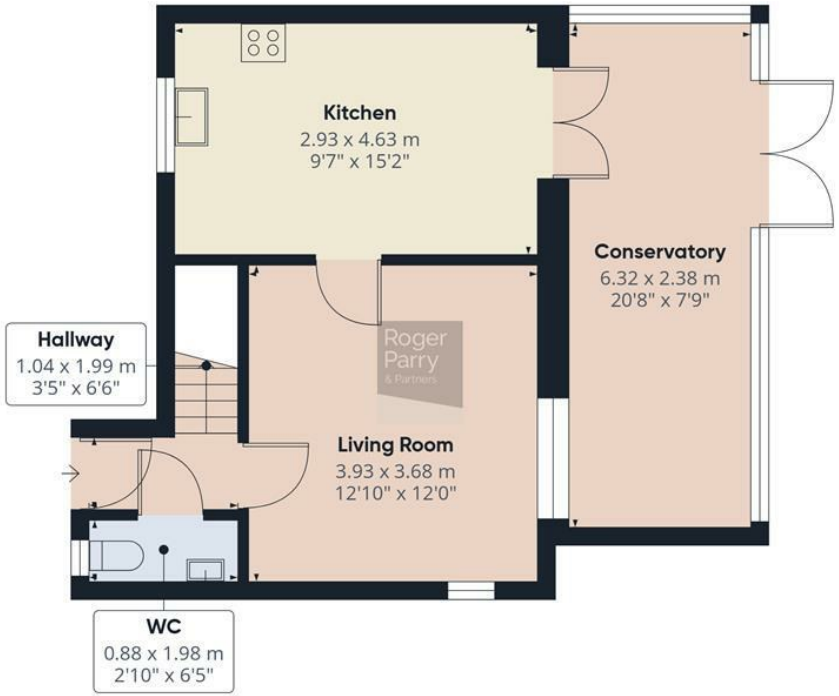
COUNCIL TAX BANDING
We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

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.

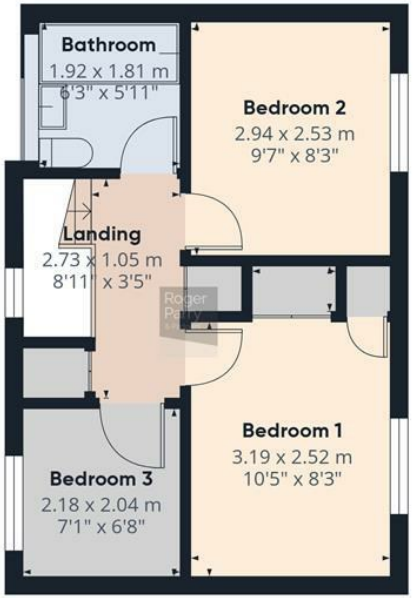
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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 Building 1



Floor 1 Building 1



Roger Parry & Partners

Approximate total area(1)

78.8 m²

846 ft²

(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

General Services:

Local Authority: Powys County Council
Council Tax Band: C
EPC Rating: C
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:

From the town centre proceed along Salop Road to the new mini roundabout just before Apple Green. Turn right into Heulwen Way where the property can be found on the left hand side in the first small cul de sac.

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.