



Roger  
Parry  
& Partners

15 Aarana, Maes Gwyn, Llanfair Caereinion, Welshpool, SY21 0BD



**15 Aarana, Maes Gwyn, Llanfair Caereinion, Welshpool, SY21 0BD  
£270,000**

**This well presented 3 bedroom, 2 reception detached house has a kitchen/dining room with patio doors to the rear gardens, driveway parking for 2 cars and front and rear gardens. Solar panels and air source heat pump. EPC band A.**



**ENTRANCE**

uPVC front door to:

**ENTRANCE HALL**

Doors to living room and:

**SITTING ROOM/BEDROOM 4**

Radiator, uPVC double glazed window to the front aspect and door to a useful; storage cupboard with light.

**LIVING ROOM**

Radiator, dual fuel stove with wooden mantle and slate hearth and uPVC double glazed window to the front aspect. Door to:

**KITCHEN/DINING ROOM****KITCHEN AREA**

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, tall fridge freezer, end display shelving, built in wine rack, white sink with mixer tap under a uPVC double glazed window overlooking the rear gardens, built in oven and hob with extractor hood over, plumbing and space for washing machine and dishwasher, tiled floor, uPVC door to the side and opening to:

**DINING AREA**

Radiator, tiled floor and uPVC double glazed patio doors to the rear gardens.

**FIRST FLOOR LANDING**

Hatch to loft, airing cupboard with tank and slatted shelving and a uPVC double glazed window to the side.

**BEDROOM 1**

Built in triple wardrobe, radiator and uPVC double glazed window to the front aspect.

**BEDROOM 2**

Radiator, built in cupboard and uPVC double glazed window to the rear with far reaching countryside views.

**BEDROOM 3**

Radiator and uPVC double glazed window to the front.

**BATHROOM**

Suite comprising low level W.C., pedestal wash hand basin with miser tap, panel bath with mixer tap, glazed shower screen and Triton electric shower and fully tiled surround, radiator, wood effect flooring, part tiled walls and uPVC double glazed window to the rear aspect.

**SEPARATE W.C.**

With low level W.C., radiator, wood effect flooring and uPVC double glazed window to the rear.

**OUTSIDE****FRONT**

Laid to lawn with flowers and shrubs and path to front door. Driveway parking to 2 cars. Gate and path to the side and rear of the property.

**SIDE**

Shed providing storage and housing the oil boiler with power and light. Path and storage to the side.

**REAR**

Patio entertainment area with steps leading up to the lawn with flower and shrub beds, further decked entertainment area. Garden shed. Bounded by panel fencing.

**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. Air source heat pump and oil boiler. 18 solar panels. We understand the Broadband Download Speed is: Standard 18 Mbps & Superfast 80 Mbps. Mobile Service: Good. We understand the Flood risk is: Very Low. 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.

**AGENTS NOTE**

Some of the external photos have been provided by the vendor and were taken at an earlier date.

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



Ground floor



Floor 1



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

106.9 m<sup>2</sup>  
1149 ft<sup>2</sup>

**Reduced headroom**

0.4 m<sup>2</sup>  
4 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**

## General Services:

**Local Authority:** Powys County Council

**Council Tax Band:** C

**EPC Rating:** A

**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 Welshpool continue to the roundabout at Raven Square taking the first main exit signposted A458 (Llanfair Caereinion). Continue along this road for approximately 8 miles turning left towards the town centre of Llanfair Caereinion into Bridge Street and bear right into Broad Street turning left on the B4389 and take the next right for Cefn Coch. Take the first right into Maes Gwyn and the property can be found a short distance in front of you as identified 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.