



Roger  
Parry  
& Partners

Plot 16, Maes Neuadd Churchstoke,  
Montgomery, SY15 6DW



**Plot 16 Maes Neuadd, Churchstoke, Montgomery, SY15 6DW  
Offers In The Region Of £390,000**

OPEN DAY 17th & 18th APRIL 11am - 3pm NO APPOINTMENT NEEDED - JUST DROP IN AND TAKE A LOOK AROUND A beautifully designed, modern home featuring spacious living areas and high-quality finishes throughout, located in the popular village of Churchstoke, which has an extensive range of amenities including a large supermarket. The village is surrounded by beautiful countryside and it is only a short drive from the market town of Welshpool.

A development of 14 homes comprising of 13 two-bedroom bungalows and a three-bedroom house, situated in a quiet cul de sac, offering a lifestyle and unique opportunity to live in the popular location of Churchstoke. Churchstoke benefits from a multitude of amenities while retaining its peaceful rural charm. The vibrant market town of Bishops Castle, approximately 7 miles away, provides a range of essential amenities too. For those seeking unique finds, the town boasts quirky vintage stores, while a selection of charming public houses, restaurants, and bars cater to diverse tastes. Known for its thriving music scene, festivals, and a strong sense of community, Bishops Castle offers a delightful blend of culture and rural living.

The accommodation briefly comprises: reception hall, lounge, family room/dining room, kitchen, cloakroom, main bathroom, en-suite, principal bedroom, bedroom two, bedroom three, hallway, and landing. The property includes off-road parking and a single garage. The rear garden is turfed, providing a lovely lawn space, while the front garden is also turfed, adding to the home's curb appeal. The property will come with air source underfloor heating, double glazing, fitted kitchen with range of built-in appliances. Full list of specifications available from agents. Superior energy performance - forecast EPC rating A.

#### **KITCHEN**

20'2" x 11'2" approx (6.15m x 3.40m approx)

Modern kitchen with vinyl flooring. Features modern units with a silver edge, with several color choices available (sample to be supplied with layout). Rigid units and laminate work surfaces, including a bowl & half sink. LED downlights and multiple sockets, some with USB ports. Integrated appliances include a fridge/freezer, hob, oven, washer/dryer, cooker hood, and dishwasher.

#### **HALLWAY**

12'6" x 7'6" approx. (3.81m x 2.29m approx. )

Bright hallway with vinyl flooring. Features LED lights, switch, and multiple sockets.

#### **FAMILY ROOM/DINING ROOM**

Bright family room/dining room with vinyl flooring. Features LED downlights and multiple sockets, some with USB ports.

#### **LOUNGE**

20'2" x 11'2" approx. (6.15m x 3.40m approx.)

Spacious lounge with carpet flooring. Features LED downlights and multiple sockets, some with USB ports.

#### **CLOAKROOM**

Functional cloakroom with vinyl flooring. Includes LED lights, an extractor fan, a free-standing toilet, basin, and dual towel rail.

#### **MAIN BATHROOM**

Modern bathroom with vinyl flooring. Features LED lights, a shower bath, vanity unit with basin, free-standing toilet, shaver point, extractor fan, and dual fuel towel rail.

#### **MAIN BEDROOM**

13'3" x 12'1" approx. (4.04m x 3.68m approx.)

Comfortable bedroom with carpet flooring. Features a pendant light, multiple sockets (some with USB), and one radiator.

#### **EN-SUITE**

Convenient en-suite with vinyl flooring. Includes LED lights, a shower, vanity unit with basin, free-standing toilet, shaver point, extractor fan, and dual fuel towel rail.

#### **SECOND BEDROOM**

14'6" x 10'0" approx. (4.42m x 3.05m approx. )

With carpet flooring. Features a pendant light, multiple sockets (some with USB), and radiator.

#### **BEDROOM THREE**

13'3" x 9'0" approx (4.04m x 2.74m approx)

Inviting bedroom with carpet flooring. Features a pendant light, multiple sockets (some with USB), and radiator.

#### **LANDING**

Spacious landing with carpet flooring. Features LED lights, switch, multiple sockets, and radiator.

#### **EXTERNAL**

The property features brick construction, composite slate roof tiles, and white UPVC windows and external doors. Outside lights are positioned by each external door, including one on the garage. The driveway is finished with tarmac, and pathways and patios are laid with concrete slabs. The front and rear gardens are grassed, with the rear garden measuring 30m<sup>2</sup>. Timber fence panels with concrete posts define the boundaries. There is one outside tap to the rear.

#### **GARAGE**

The garage is constructed with brick and features a manual up-and-over door, one outside light, two LED strip lights, and multiple sockets.

#### **ADDITIONAL SPECIFICATIONS**

The property benefits from central heating via an air source heat pump, underfloor heating on the ground floor, radiators on the first floor, and solar panels. Connected to mains sewage. All works comply with NHBC standards and come with an NHBC warranty.

#### **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, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 20 Mbps & Superfast 80 Mbps. Mobile Service: Limited/ Likely. 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 has not been set yet. We would recommend this is confirmed during pre-contact 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:** 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.

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**General Services:**

**Local Authority:** Powys Council - Banding not yet set

**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.

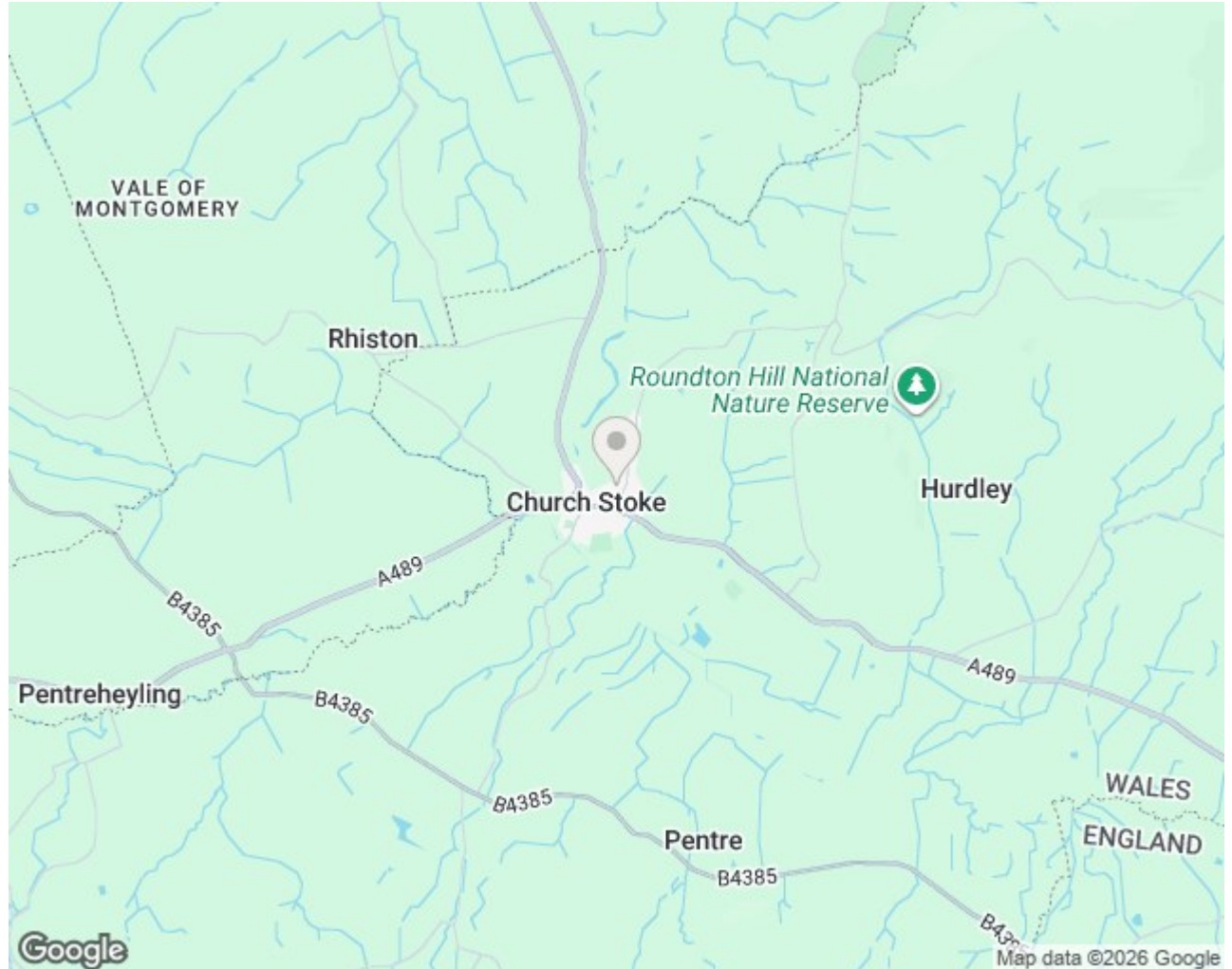
## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:  
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG  
shrewsbury@rogerparry.net

01743 343343



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.