

Roger Parry & Partners

Bod Einion Cottages 1-2 High Street, Llanfair Caereinion, Welshpool, SY21 0QT





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£199,950

This well presented 3 bedroom, 2 reception, 2 bathroom detached cottage is situated in the popular town of Llanfair Caereinon which has shops, pubs, hairdressers, butcher and take aways. Having an enclosed courtyard, on street parking and uPVC double glazing. Offered with no onward chain.













ENTRANCE
Composite front door to:

LIVING ROOM
Feature stone fireplace with open grate, exposed timbers, Upvc window to front, Composite door to side, staircase to first floor with feature exposed brick work and timbers with cupboard under. Door to:

KITCHEN/BREAKFAST ROOM
Fitted with a range of base cupboards and drawers with work surfaces over, built in wine rack, one and a half bowl stainless steel sink with stainless steel splash back, range of built in appliances to include dishwasher, double oven with cupboard below and 4 ring hob with stainless steel splash back, fridge and freezer. Feature stone fireplace with wooden beam, wood effect tiled floor, Upvc window to front and door to:

DINING ROOM
Electric heater, wood effect tiled floor, exposed timbers, Upvc window and door to front and staircase to first floor.

FIRST FLOOR LANDING
Built in shelving and double glazed Velux window.

BEDROOM 1
Triple aspect with Upvc windows to front, side and rear, electric heater, recess with hanging rail, hatch to loft and door to:

EN SUITE SHOWER ROOM
Low level W.C, pedestal wash hand basin with mixer tap and tiled splashback, fully tiled shower cubicle with Triton electric shower and heated towel rail.

BEDROOM 2
Electric heater, hatch to loft, recess with hanging rail and uPVC window to front.

BEDROOM 3
Dual aspect with Upvc window to front and double glazed Velux window to rear and electric heater.

BATHROOM
Low level W.C pedestal wash hand basin with mixer tap, wood panel bath with mixer tap and shower attachment, heated towel rail, wood panelling, Upvc window to side and double glazed Velux window.

OUTSIDE
Gate to paved patio entertainment area. There is on street parking outside the property.

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, water and drainage. . Electric heating. We would recommend this is verified during pre-contract enquiries.
BROADBAND: Standard 16 Mbps. Ultrafast 1800 Mbps. Mobile service- good outdoor, variable in home.
FLOOD RISK: Very Low Risk.
COUNCIL TAX BANDING
The property is currently used as a holiday let and is on small business rates which is zero . 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.

AGENTS NOTE
All fixtures, fittings will be included in the sale price but, if furnishings (beds, dining room suite, settees etc) are not required there will not be a reduction in the sale price, these will be left in the property free of charge. Anything not required will be removed.

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



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

What3words: ///worth.breathed.alternate

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.