





Meadow Brook Cottage, Groes-Pluen, Welshpool, SY21 9BP

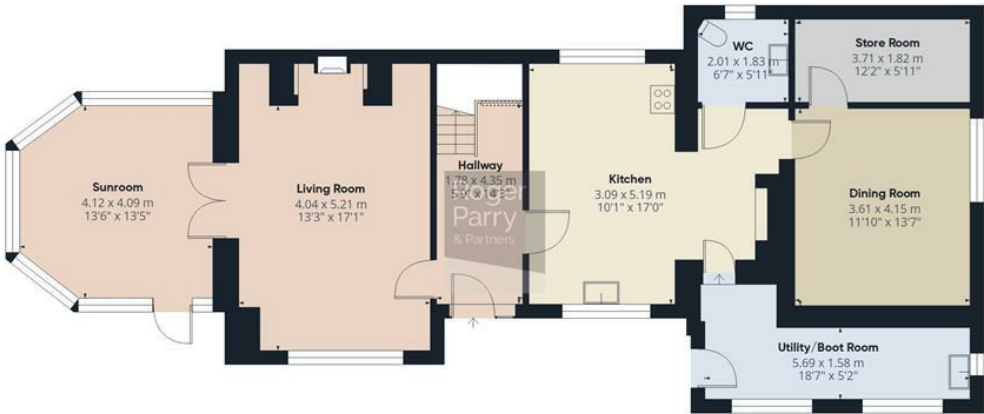
£565,000

This 4 bedroom detached house benefits from 2 receptions, 2 bathrooms and a detached holiday let/annexe. Enjoying countryside views and being within easy reach of Welshpool. An early viewing is highly recommended.





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



Ground floor Building 1



Floor 1 Building 1



Floor 1 Building 2



Ground floor Building 2



Approximate total area⁽¹⁾

210.2 m²
2262 ft²

Reduced headroom

20.3 m²
219 ft²

(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

ENTRANCE HALL

Wooden flooring, wood panelling, radiator and staircase to first floor with cupboard under. Door to

SITTING ROOM

Wooden flooring, radiator, exposed beams, double glazed window to front enjoying countryside views, feature brick fireplace with wooden beam, inset log burner and tiled hearth. Glazed double doors to:

SUN ROOM

Ladder style radiators, tiled floor and Upvc windows and door.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base cupboards and drawers with wooden work surfaces over, matching eye level cupboards, white 1 1/2 bowl sink with mixer tap, part tiled walls, plumbing and space for dishwasher, space for range style cooker with extractor hood over, space for fridge freezer, radiator, tiled floor, dual aspect with double glazed windows to front and rear, brick fireplace with inset coal wood stove for heating and cooking and wooden mantle. Breakfast bar.

DINING ROOM

Double glazed window to side, radiator and wood effect flooring. Door to:

BOILER/ STORE ROOM

Walk in boiler cupboard/ store room housing the oil fired boiler and having generous storage space.

CLOAKROOM

Low level W.C, vanity wash basin with mixer tap and cupboards under radiator/towel rail, tiled floor, fully tiled walls double glazed windows.

UTILITY/ BOOT ROOM

Tiled floor, hatch to loft, built in cupboards with wood effect work surfaces over, eye level cupboards, tall storage cupboard, stainless steel sink with mixer tap, part tiled splash backs, plumbing and space for washing machine, wall mounted heater, further appliance space, 2 Upvc windows to the front and stained glass window to the side and door to front.

FIRST FLOOR LANDING

Wood panelling and hatch to loft.

BEDROOM 1

Dual aspect with Velux style windows to front and rear, window to side, built in eaves storage and door to:

EN SUITE WET ROOM

Concealed cistern W.C, wall mounted wash hand basin with mixer tap, wall mounted shower with twin heads, fully tiled floor and walls and Velux style window to rear.

BEDROOM 2

Wood effect flooring, radiator, dual aspect with windows to front and side enjoying countryside views.

BEDROOM 3

Wood effect flooring, radiator, window to side and Velux window to rear.

BEDROOM 4

Wood effect flooring, radiator, built in storage cupboard and double glazed window to front enjoying countryside views.

BATHROOM

Concealed cistern W.C, panel bath with mixer tap and separate shower attachment, vanity wash basin with cupboards under and mixer tap, tiled floor, marble effect tiled walls, radiator/towel rail, double glazed window to rear.

DETACHED ONE BEDROOM ANNEXE

Currently used as a holiday let.

Upvc front door to open plan living area with kitchenette. Wood effect flooring, electric heater, triple aspect with Upvc windows to front, side and French doors to rear enclosed patio entertainment area. Base cupboards and drawers with work surfaces over, eye level cupboards, stainless steel sink with mixer tap, integrated fridge, oven and microwave with cupboards above and below, 2 ring hob with extractor hood over.

Ladder steps to SLEEPING PLATFORM with restricted head height, wood effect flooring and Velux style window.

Sliding door to:

SHOWER ROOM

Low level W.C, wash hand basin with mixer tap, walk in shower cubicle with electric shower and fully tiled walls, wood effect flooring and uPVC window to front with countryside views.

OUTSIDE

Gate to generous gravel parking and turning area. Steps down to a lawned garden enjoying countryside views. A path to the side leads to the patio area running the length of the house with a raised lawn above.

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 and water are connected. Oil central heating. Septic tank drainage. We understand the Broadband Download Speed is: Standard 12 Mbps & Ultrafast 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.

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

This property is owned by an employee of Roger Parry & Partners.



Local Authority: Powys County Council

Council Tax Band: F

EPC Rating: D

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: corporate.youth.trick

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 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.