

Roger Parry & Partners

Pentre Ucha Meifod, SY22 6DH



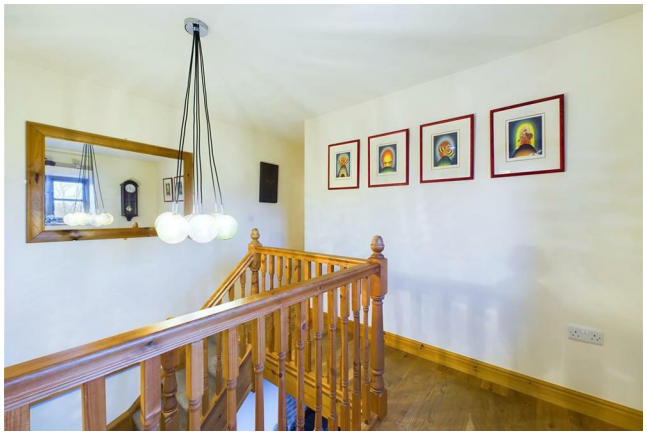


Pentre Ucha Meifod, SY22 6DH
Offers In The Region Of £360,000

A charming detached country home offering an edge of village location with beautiful elevated gardens allowing you to appreciate the stunning views over the open countryside. Pentre Ucha has been upgraded and well maintained by the current owners and offers versatile accommodation to include: Entrance porch, open plan kitchen/dining, living room, ground floor shower room and rear hall. To the first floor are three double bedrooms, family bathroom, and separate access into the forth bedroom/home office. Externally there are two separate parking areas, front courtyard and tiered gardens.













LOCATION
The village of Meifod has a range of amenities including, village shop, church, public house, sports facility, primary school and village hall, and the nearby market towns of Oswestry and Welshpool have further amenities.

SUMMARY
The current owners have under gone a planning application to extend to the front and rear of the property to extend the lounge and add a rear room.
The planning application reference is: 25/1034/HH

PORCH
Outbuilt porch with stable door, ceiling light and door into;

OPEN PLAN KITCHEN/DINING ROOM

KITCHEN
A beautiful country bespoke kitchen fitted with Oak wall and base units with polished granite work surfaces, inset ceramic sink with mixer tap, exposed ceiling beam, space for gas/electric range cooker with extractor canopy over. Integrated appliances to include dishwasher, washing machine, fridge and freezer. Engineered Oak flooring throughout, double glazed window to the front elevation, ceiling lights and radiator.

DINING AREA
Double glazed window to the front and rear elevations, radiator, Oak doors lead into Entrance Porch, and ceiling light.

LIVING ROOM
A beautiful room, having a cosy feel with a wood burning stove set on slate hearth with exposed brick chimney breast, engineered Oak flooring, turned staircase, radiators, double glazed windows to the front elevation, double glazed French doors to the front perfect for evening entertaining, exposed brick work to one wall, exposed ceiling beam, television point, and telephone point.

REAR HALL
Fitted with cloaks cupboard, stable door to the front, tiled flooring and ceiling light. Door into;

SHOWER ROOM
Fitted with electric corner shower, low level W.C., pedestal wash hand basin, frosted double glazed window to the side elevation, heated chrome towel rail, spotlighting, extractor fan, tiled flooring, built in shelved storage cupboard.

FIRST FLOOR

GALLERIED LANDING
Engineered Oak flooring, radiator, loft access, double glazed window to the front elevation, ceiling light and doors off too;

BEDROOM ONE
Double glazed windows to both front and rear elevations, radiator, engineered Oak flooring, built in double and single wardrobe, recessed display shelving, telephone point, and radiator.

BEDROOM TWO
Double glazed window to the front elevation, radiator, engineered Oak flooring.

BEDROOM THREE
Double glazed windows to the front elevation, radiator, engineered Oak flooring.

BATHROOM
Modern suite comprising bath with shower over and screen, low level W.C., pedestal wash hand basin, tiled floor, radiator, recessed spotlights, extractor fan, part tiled walls, double glazed window to the rear elevation, two stained glass windows, and heated chrome towel rail.

BEDROOM FOUR
Currently used as an office, but would also be ideal for anyone working from home as there is separate access from the front of the house, aswell as from bedroom one.
Double glazed window to the front elevation, stable door to the front, wood laminate floor covering, radiator, built in double wardrobe, and ceiling light.

EXTERNAL

FRONT
To the front of the property there is access from the Bedroom Four/Study, elevated paved patio area with lovely views along the valley, storage shed, gate providing access to the gardens. Steps up to front door, paved seating area with fenced surround, shed with power light, Worcester oil fired boiler, and wood store. Within the store there has been a kiln fitted which will remain.

REAR
To the rear of the property is a gravelled area running along the length of the property, oil tank.

SIDE GARDENS
With gated access and steps leading up to a lawned area with well stocked borders, raised decked seating area ideal for hot tub, two raised beds, steps lead up to further paved entertaining area with BBQ and external power point. There is a further lawned area with polytunnel, greenhouse, tap, Summer House, composting area

PARKING
To the front of the property there is a parking area, In addition there is a further parking area for two/three cars to the side of the garden area further up the lane.

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 services include electric, water and drainage. Oil central heating. We understand the Broadband Download Speed is: Standard 18 Mbps & Ultrafast 1800 Mbps. Mobile Service: 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 band is E. 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)



Local Authority: Powys
Council Tax Band: E
EPC Rating: E
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 Oswestry join the A483 travelling towards Welshpool. At the Llynclys crossroads turn right by the White Lion public house onto the A495. Continue along this road and turn left towards Llansantffraid, remaining on the A495. Proceed along, passing through Llansantffraid, until reaching Meifod. On entering the village proceed before turning right signposted the school just before the corner. Continue on this road passing the school and bearing to the right up the hill. Proceed up this hill and the property is on the left, 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 Oswestry Office:
23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334

Roger Parry & Partners



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.