



Roger  
Parry  
& Partners

Arfryn Carno, Caersws, SY17 5LE



**Arfryn Carno, Caersws, SY17 5LE**  
**£1,250 Per Month**

A 3 double bedroom, 2 bathroom detached home, which enjoys rural views from an elevated position in the village of Carno.



The accommodation briefly comprises an entrance hall, two reception rooms, a kitchen, utility room and a cloakroom. Upstairs, there are three bedrooms, along with a bathroom and a separate shower room. The property also benefits from off road parking for up to four cars, as well as well maintained gardens featuring lawns and paved areas ideal for outdoor entertaining.

Available now. EPC Rating D.

Rent £1,250pcm

Deposit: £1440

Holding Deposit: £280

#### ENTRANCE

Composite front door to:

#### ENTRANCE HALL

Staircase to first floor with cupboard under, radiator and picture rail.

#### SITTING ROOM

13'0" x 15'3" (3.96 x 4.65)

Measurement into the uPVC double glazed bay window to the front with countryside views, exposed wooden floorboards, picture rail, radiator, feature fireplace with wooden mantel, stone hearth and inset gas stove.

#### DINING ROOM

12'9" x 12'4" (3.89 x 3.76)

With uPVC double glazed window to the front with countryside views, exposed wooden floorboards, picture rail and radiator.

#### UTILITY ROOM

12'9" x 8'5" (3.89 x 2.57)

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, two tall storage cupboards, stainless steel sink with mixer tap under a uPVC double glazed window to the rear aspect, plumbing and space for a washing machine, further appliance space, radiator and tiled floor.

#### CLOAKROOM

Low level W.C, pedestal wash hand basin, half tiled walls and uPVC double glazed window to the rear.

#### KITCHEN

13'0" x 8'5" (3.96 x 2.57)

Fitted with a range of base cupboards and drawers with work surfaces over, eye level cupboards, end display shelving, 1 1/2 bowl stainless steel sink with mixer tap under a uPVC double glazed window to the rear, part tiled walls, plumbing and space for dishwasher, space for range style cooker with a stainless steel splashback and extractor hood over, built in fridge, wall mounted Worcester gas central heating boiler and a composite door to the rear.

#### FIRST FLOOR GALLERIED LANIDNG

Picture rail, uPVC double glazed window to the rear with distant countryside views and hatch to loft.

#### BEDROOM 1

12'4" x 12'3" (3.76 x 3.73)

With a uPVC double glazed window to the front with countryside views, range of built in wardrobes and cupboards, picture rail and radiator.

#### BEDROOM 2

13'0" x 11'5" (3.96 x 3.48)

With a uPVC double glazed window to the front with countryside views, picture rail and radiator.

#### BEDROOM 3

13'0" x 9'5" (3.96 x 2.87)

With a uPVC double glazed window to the rear with distant countryside views, picture rail and radiator.

#### STUDY/NURSERY

5'9" x 5'9" (1.75 x 1.75)

With a uPVC double glazed window to the front with countryside views and built in hanging and shelving.

#### BATHROOM

Suite comprising tile panelled bath, pedestal wash hand basin, half tiled walls, uPVC double glazed window to the rear, tiled floor, heated towel rail and inset ceiling lights.

#### SHOWER ROOM

Suite comprising low level W.C, pedestal wash hand basin, corner shower cubicle with twin heads, heated towel rail, uPVC double glazed window to rear aspect, half tiled walls, tiled floor and inset ceiling lights.

#### OUTSIDE

#### DRIVEWAY AND PARKING

Driveway to lower parking space with hedge to boundary, steps leading up to the house, double gates leading to further driveway to the upper level which provides parking and turning for 3 cars.

#### FRONT

A veranda to the front of the property provides a covered seating are to enjoy the countryside views. Paved with areas of lawn and access down the side to the rear. Gate and steps lead to the lower parking area.

#### GARDENS

Attractive gardens to the side and rear with an apple tree and an area laid to lawn, generous patio entertainment area with gravel border, flower and shrub bed with pergola over, retaining wall with laurel hedge, outside tap.

#### Council Tax Band TBC

Powys County Council

#### Measurements

All measurements mentioned in these lettings particulars are approximate

#### Term

Contract for a minimum period of 12 months

#### Tenancy Deposit

Protected by The Deposit Protection Service, The Pavilions, Bristol, BS99 6AA

#### Viewings

By appointment only through Roger Parry & Partners

#### Holding Deposit

PLEASE READ: Before your application can be fully considered, you will be required to pay Roger Parry & Partners a holding deposit equivalent to one week's rent for the property you wish to apply for. You are advised to familiarise yourself with your legal rights and may wish to seek independent legal advice before signing this or any other document provided by us. Once the holding deposit has been received, current legislation allows a maximum of 15 days for the necessary paperwork to be completed. This period may only be extended by written agreement between both parties. The holding deposit may be retained in the following circumstances:

- If you decide not to proceed with the tenancy during the 15-day period
- If you unreasonably delay responding to reasonable requests from Roger Parry & Partners or Rightmove Landlord & Tenant Services
- If you provide false or misleading information as part of your application
- England only - If you fail the checks the Landlord is legally required to carry out under the Immigration Act 2014 (Right to Rent)

In these circumstances, the holding deposit will be retained by Roger Parry & Partners and the Landlord.

If the Landlord decides not to proceed with the tenancy for reasons unconnected with the above, the holding deposit will be refunded within seven days.

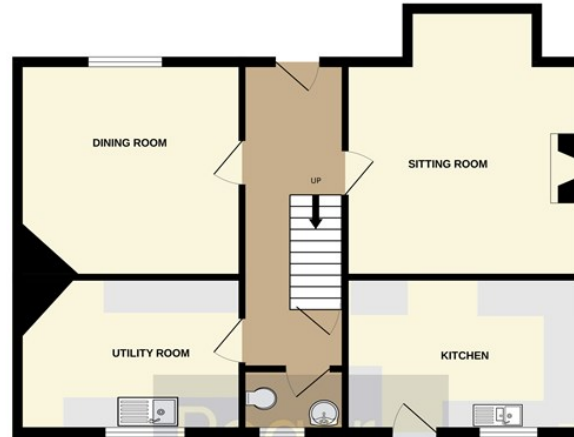
If you are offered a tenancy and you accept it, the holding deposit will be credited towards the first month's rent. Where the holding deposit is neither refunded nor credited, you will be provided with written reasons within seven days explaining why it has been retained.

By submitting your application, you agree to pay any such permitted fees if they become due.

# Floor Plan

(not to scale - for identification purposes only)

GROUND FLOOR  
694 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR  
687 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 1381 sq.ft. (128.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## General Services:

**Local Authority:** Powys County Council

**Council Tax Band:** Exempt

**EPC Rating:** D

**Tenure:**

**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:

Leave Newtown along Llanidloes Road. After 6 miles turn right for Caersws/Carno. Pass through Caersws and enter Carno. Go past the Spar on your right hand side and the property can be found a short distance on the left hand side.

## 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](mailto: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 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.