





32 Felin Hafren, Abermule, Montgomery, SY15 6NE  
£285,000

This 3/4 bedroom detached house benefits from a sitting room with French doors leading to the conservatory, cloakroom, fitted kitchen, study/bedroom 4, family bathroom and en suite shower room. There is an enclosed garden with patio, shed and greenhouse and off road parking for 2 cars. NO ONWARD CHAIN.



**ENTRANCE PORCH**

Wood and glazed front door to:

**ENTRANCE HALL**

Radiator, tiled floor and coved ceiling.

**STUDY/BEDROOM 4**

Having a uPVC double glazed window to the front aspect, UTILITY CUPBOARD having a work surface and a wall mounted Worcester gas central heating boiler.

**CLOAKROOM**

Low level W.C. and vanity wash hand basin with mixer tap and cupboards below, radiator, extractor fan and tiled floor.

**SITTING ROOM**

Staircase to the first floor, radiator, coved ceiling, uPVC double glazed window overlooking the rear garden and uPVC double glazed French doors to:

**CONSERVATORY**

Of brick and uPVC double glazed construction, tiled floor and French doors leading out to the garden.

**KITCHEN**

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, with lighting under basket storage, stainless steel sink with mixer tap under a uPVC double glazed window to the front aspect, part tiled walls, tiled floor, radiator, plumbing and space for washing machine, further appliance space and space for Range style cooker with stainless steel extractor hood over.

**FIRST FLOOR LANDING**

Hatch to loft with ladder, uPVC double glazed window to the side aspect and built in airing cupboard with tank and slatted shelving,.

**BEDROOM 1**

Radiator, built in double wardrobe with hanging and shelf space and uPVC double glazed window to the front with views towards countryside. Door to:

**EN SUITE SHOWER ROOM**

Low level W.C., fully tiled shower cubicle, pedestal wash hand basin with mixer tap, heated towel rail, tiled floor, part tiled walls, light/shaver socket and uPVC double glazed window to the front.

**BEDROOM 2**

Radiator and uPVC double glazed window to the rear aspect.

**BEDROOM 3**

Radiator and uPVC double glazed window to the rear aspect.

**BATHROOM**

Low level W.C., panel bath with mixer tap and separate shower over, vanity wash hand basin with mixer tap and cupboards below, part tiled walls, heated towel rail, tiled floor and uPVC double glazed window to the side.

**OUTSIDE****FRONT**

Driveway parking for 2 cars. Paths down both sides of the property.

**REAR**

Patio entertainment area with the remainder mainly laid to gravel for ease of maintenance with flower and shrub borders, garden shed, greenhouse and gate and path to the front.

**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, drainage and water are connected. Gas central heating. We understand the Broadband Download Speed is: Standard 19 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good. We understand the Flood risk is: Low Risk. 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.

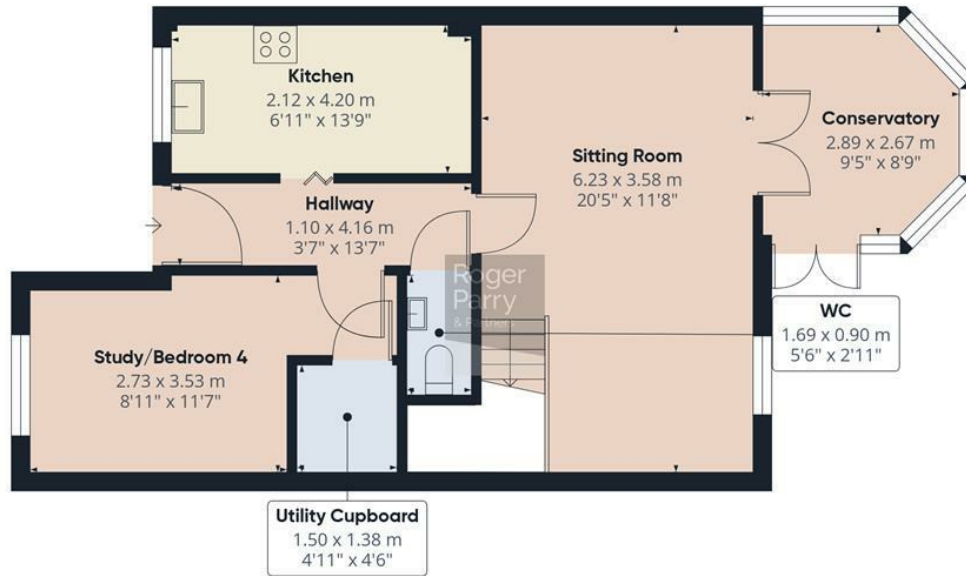
**REFERRAL SERVICES AND FEE DISCLAIMER**

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.

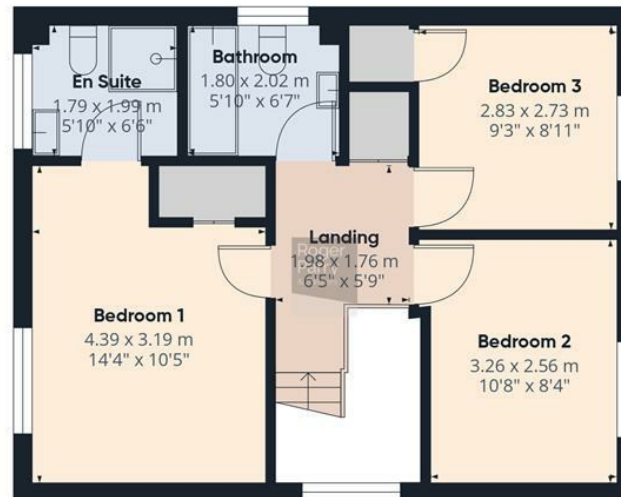
**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

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



Ground floor



Floor 1



**Approximate total area<sup>(1)</sup>**

102.2 m<sup>2</sup>  
1102 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Local Authority:** Powys County Council

**Council Tax Band:** D

**EPC Rating:** C

**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 Welshpool town centre proceed out on Berriew Street and at the roundabout take the 3rd exit onto A483 Newtown road. Continue for approximately 9 miles and turn left onto the B4386, over the bridge and take the last exit at the small roundabout. Continue through the village, past the school and turn right into Felin Hafren. Continue along and the property can be found on the right hand side as indicated by our For Sale board.

#### **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 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.