





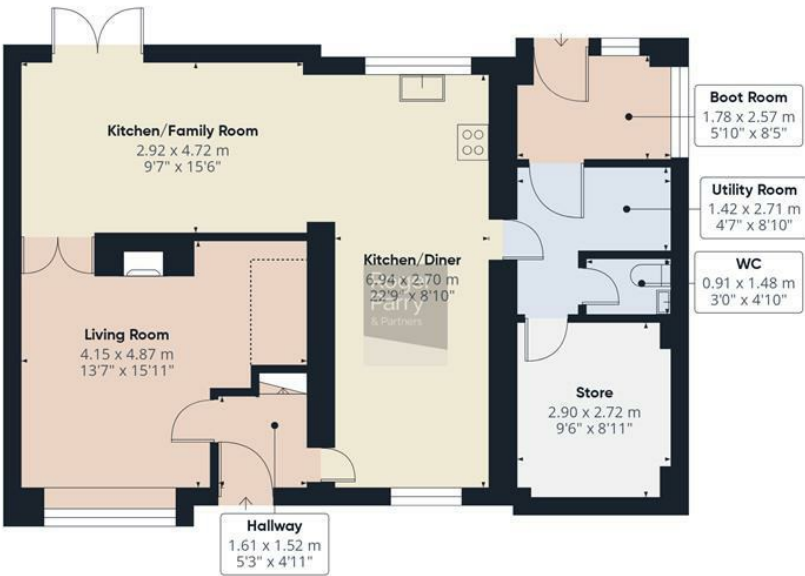
3 Maes Y Granllyn, Guilsfield, Welshpool, SY21 9PE £360,000

This extended, well presented 5 bedroom semi detached house has an impressive open plan Kitchen/Dining/Family Room, separate living room, utility, cloakroom boot room and store. With en suite shower and family bathroom, the property is sat on a generous corner plot with wrap around gardens with a covered seating/entertainment area.

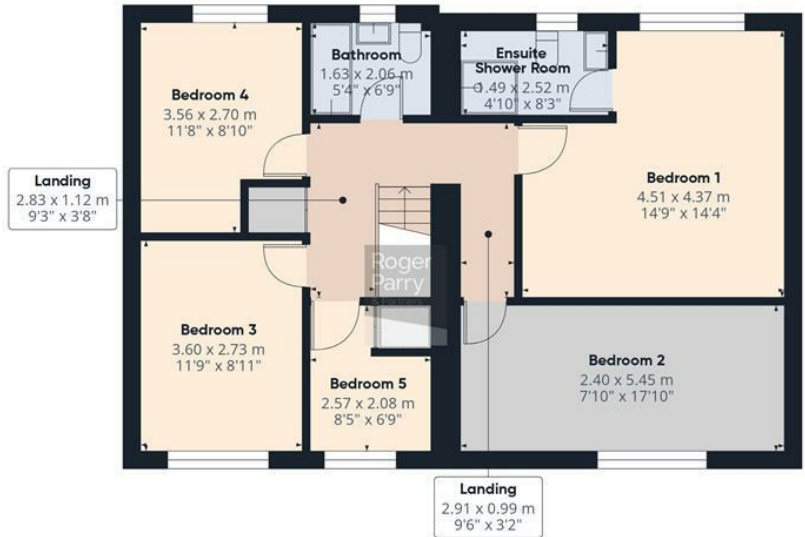




Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

141.1 m²
1519 ft²

Reduced headroom

1.6 m²
17 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

Composite front door to:

ENTRANCE HALL

Wooden flooring, radiator, coving and staircase to first floor. Doors to kitchen/diner/snug and:

LIVING ROOM

Wooden flooring, radiator, window to front aspect, fireplace with tiled hearth, wooden mantle and inset log burner, useful recess under stairs. Double doors to:

KITCHEN/DINING/FAMILY ROOM

KITCHEN AREA

Fitted with a range of base cupboards and drawers with work surfaces over, one and a half bowl sink with mixer tap under window overlooking the rear garden, pull out larder unit, integrated dishwasher, and double oven with cupboards above and below, 4 ring electric hob with extractor hood over, space for tall fridge freezer, breakfast island with cupboards under, tiled floor. Radiator and window to rear gardens. Opening to snug and:

DINING AREA

Radiator, window to front aspect, tiled floor.

FAMILY AREA

Wood panelling, tiled floor and Upvc French doors to the gardens.

UTILITY ROOM

Work surface with cupboards above, plumbing and space for washing machine, further appliance space, tiled floor, doors to store, boot room and:

CLOAKROOM

Low level W.C, wall mounted wash hand basin with mixer tap, tiled floor and feature wood cladding.

BOOT ROOM

Windows to rear and side and composite door to rear.

STORE

Power and light.

FIRST FLOOR LANDING

Hatch to loft and airing cupboard with tank and slatted shelving.

BEDROOM 1

Radiator, window overlooking the rear garden with rooftop views to countryside and door to:

EN SUITE SHOWER ROOM

Low level W.C, pedestal wash hand basin with mixer tap, shower cubicle, heated towel rail, fully tiled walls, window to rear, tiled floor.

BEDROOM 2

Two double built in wardrobes, wood effect flooring, radiator and window to front.

BEDROOM 3

Radiator and window to front.

BEDROOM 4

Radiator and window to rear with rooftop views to countryside.

BEDROOM 5

Built in cupboard, radiator and window to front.

OUTSIDE

FRONT

Block paved driveway providing generous off road parking. Gate to:

REAR GARDENS

A generous rear garden with covered seating area and patio entertainment area, remainder laid to lawn, open storage shed and path and gate to the front. Outside tap. Bounded by panel fencing.

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, water and drainage services are

connected. Oil central heating. We understand the Broadband Download Speed is: Standard 2 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good outdoor and 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.



Local Authority: Powys County Council

Council Tax Band: E

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:

What3words: ///shelving.pave.willpower

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.