





**2, Belan Orchard, Guilsfield, Welshpool**  
**£359,950**

A beautifully finished new build from trusted local firm Ashvale Contracting Ltd, offering superior craftsmanship, high insulation, and modern efficiency. Complete with double garage, PV panels with battery backup, and quality fittings throughout.



**DESCRIPTION**

This impressive new home is offered by local small family firm Ashvale Contracting Ltd, renowned for superior construction and attention to detail. Built to traditional standards and very well insulated in excess of the requirements, the property comes complete with a full 10 year structural warranty for added peace of mind. Designed for low maintenance living, it features uPVC fascias and soffits, "A" rated double glazed windows, and PV panels with battery back up to provide night time electricity saving. Externally, the home enjoys a detached large double garage, paved rear patio, and large gardens laid to lawn, all set in an elevated position with far ranging views. Inside, the property has been finished to a high standard throughout. The fully fitted kitchen includes a quartz worktop sink and drainer, built in DOUBLE oven and microwave, built in dishwasher, built in washing machine, and a large fridge freezer. Karndeans heavy duty "Oak Effect" vinyl floors extend through the hall, kitchen, diner, bathroom and en-suite, complemented by fully fitted carpets to the lounge, stairs, landing and bedrooms. There are 3 LARGE double bedrooms, one with a fully fitted en-suite, and a large family bathroom with shower over bath, vanity unit, toilet and wash hand basin. The showers feature double shower heads with thermostatic controls, and there is a large attic access for storage, completing this thoughtfully designed and exceptionally well-equipped home. Set in an attractive location and built by a trusted local developer, this outstanding property combines quality, comfort, and energy efficiency — offering an ideal opportunity for buyers seeking a beautifully finished home built to the highest standards.

**ENTRANCE PORCH**

Door to:

**ENTRANCE HALL**

Karndeans heavy duty "Oak Effect" vinyl floor and staircase to the first floor.

**CLOAKROOM**

Karndeans heavy duty "Oak Effect" vinyl floor and suite comprising low level W.C. and vanity wash hand basin.

**LOUNGE**

Window to the front and double doors to:

**KITCHEN/DINING ROOM**

High quality units with quartz work surfaces and sink and drainer. Integral appliances to include: washing machine, dishwasher, large fridge freezer, double oven and microwave and wine fridge. Karndeans heavy duty "Oak Effect" vinyl floor.

**FIRST FLOOR LANDING**

Fitted carpet, large hatch to loft.

**BEDROOM 1**

Fitted carpet, window to the rear and door to:

**EN SUITE SHOWER ROOM**

Karndeans heavy duty "Oak Effect" vinyl floor. Suite comprising low level W.C., vanity wash hand basin and shower cubicle with double shower heads and thermostatic controls.

**BEDROOM 2**

Fitted carpet, window to the front.

**BEDROOM 3**

Fitted carpet, window to the rear.

**BATHROOM**

Karndeans heavy duty "Oak Effect" vinyl floor. Suite comprising low level W.C., vanity wash hand basin and panel bath with shower over.

**OUTSIDE**

EV charging point.

**FRONT**

Private gravel driveway providing generous off road parking and turning leading to:

**DOUBLE GARAGE**

Twin up and over doors, personal door to side.

**GARDEN**

The rear garden will be graded and seeded as lawn with a small paved patio to the rear of the house. The front garden features lawn and borders. A classic picket-style fence defines the property boundary.

**GENERAL NOTES****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that there is mains electric, gas, water and drainage. PV panels for sustainable electricity. Gas central heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: TBC Mobile Service: Likely

FLOOD RISK: Flooding from rivers: Very Low Risk. Flooding from the sea: Very Low Risk. Flooding from surface water and small watercourses: Very Low Risk.

**COUNCIL TAX BANDING**

We understand the council tax band is . We would recommend this is confirmed during pre-contact enquires.

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.

**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.

10 year structural warranty as standard

Shared access off the highway leading to a private drive

**RESERVATION FEE**

£1000 non returnable reservation fee.

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

## General Services:

**Local Authority:** Powys County Council

**Council Tax Band:** New Build TBC

**EPC Rating:** New Build TBC

## Directions:

From Welshpool continue to the Raven roundabout, take the 2nd exit onto the A490 signposted Llanfyllin, Guilsfield. Take the 2nd turning right onto the B4392, signposted Guilsfield (do not take the 1st turning to Guilsfield) and then take the 2nd right into Ffordd Mtyyon where the properties will be found immediately on your right hand side.

## Viewing arrangements

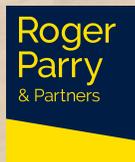
Viewing of the property is strictly by appointment only through:

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.