





**1 Tudor Court, Castle Caereinion, Welshpool, SY21 9DY  
£170,000**

This well presented 2 bedroom end terrace house has 2 off road parking spaces, enclosed rear garden and views towards countryside. Situated within easy reach of Welshpool and offered with no onward chain.



**ENTRANCE**

Composite front door to:

**ENTRANCE HALL**

Radiator and staircase to the first floor. Door to:

**LIVING ROOM**

Radiator, marble effect fireplace with inset electric fire and uPVC double glazed window to the front. Door to:

**KITCHEN/DINING ROOM**

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, stainless steel sink with mixer tap under a Upvc double glazed window overlooking the rear garden, radiator, wood effect flooring, integrated oven and hob with extractor hood over, plumbing and space for washing machine, space for tall fridge freezer, plumbing and space for slimline dishwasher, central heating boiler and door and window to the rear garden. Deep under stairs storage cupboard.

**FIRST FLOOR****LANDING**

Radiator and hatch to loft.

**BEDROOM 1**

Radiator and uPVC double glazed window to the rear.

**BEDROOM 2**

Radiator, built in open storage cupboard and uPVC double glazed window to the front with views towards countryside.

**BATHROOM**

Suite comprising low level W.C, pedestal wash hand basin, panel bath with separate shower over and glazed screen, wood effect flooring, heated towel rail and part tiled walls.

**OUTSIDE****FRONT**

Laid to lawn, path to front door and outside light.

**REAR**

Having 2 patio areas, mainly laid to lawn with flower and shrub borders. Oil tank, outside light and tap, wooden storage shed, bounded by panel fencing and path and gate 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. Oil central heating. We understand the Broadband Download Speed is: Standard 18 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good Outdoor. We understand the Flood risk is: Flooding from rivers- Very Low Risk. Flooding from the sea- Very Low Risk. Flooding from surface water and small watercourses- Risk between 1% and 3.3% chance each year. 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.

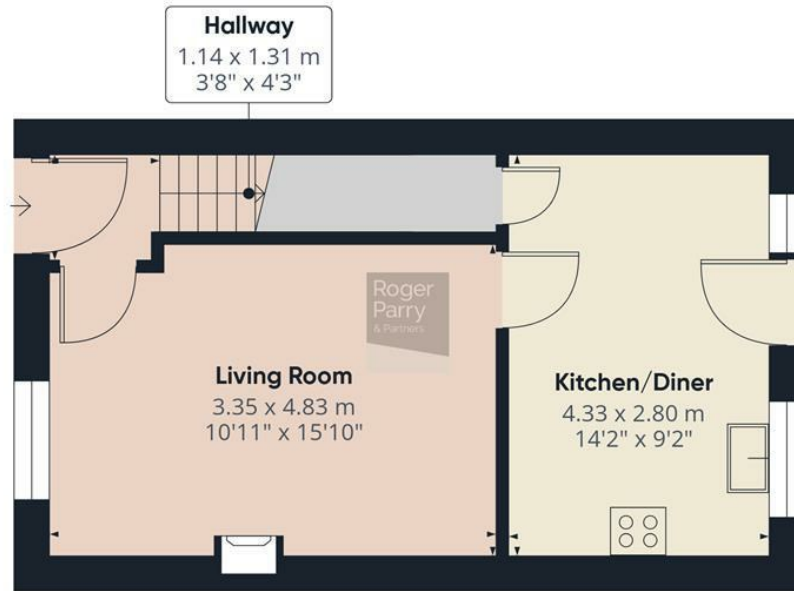
**REFERRAL SERVICES AND FEE DISCLAIMER**

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)



Approximate total area<sup>(1)</sup>  
62.5 m<sup>2</sup>  
672 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:** C

**EPC Rating:** C

**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:

Leave Welshpool on the A458 Llanfair Caereinion/Dolgellau road and turn left for Castle Caereinion in just under 4 miles. Continue into the centre of the village and turn right into Swallows Meadow and first left into Tudor Court where the property can be found in front of you as indicated by our For Sale board.

What3words: ///twisty.orchestra.reserving

### 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.