

Roger Parry & Partners

Garreg, Llandyssil, Montgomery, SY156LQ





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£380,000

Occupying a generous plot of approximately 0.92 acres, this recently enhanced three-bedroom detached bungalow combines stylish living with outstanding outdoor space. Features include a welcoming sitting room with a log-burning stove, a principal bedroom with en suite, family bathroom and a balcony taking full advantage of the far-reaching views. Outside, the property benefits from a garage, workshop, open-fronted barn and its own area of woodland.











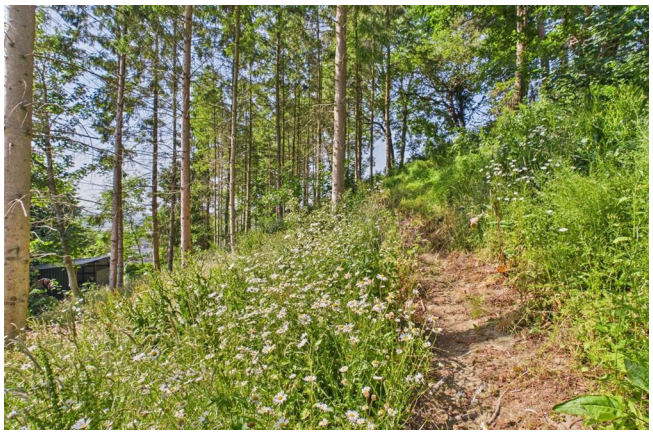














Floor Plan
(not to scale - for identification purposes only)



First Floor Building 1



Ground floor Building 1



Ground floor Building 2

Approximate total area(1)

1959 ft²

182 m²

Balconies and terraces

168 ft²

15.6 m²

(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

Occupying an elevated position in the sought-after village of Llandyssil, this beautifully presented detached bungalow enjoys far-reaching countryside views and offers spacious, well-planned accommodation, complemented by generous gardens incorporating a productive vegetable patch and greenhouse, useful outbuildings and an area of woodland. Combining comfortable modern living with a peaceful rural setting, the property is just a short drive from the historic market town of Montgomery, renowned for its independent shops, cafés and eateries, while the larger towns of Welshpool and Newtown provide an even wider range of shopping, leisure and transport links. The area is well served by local primary schools, with secondary education available in Welshpool, Newtown and Bishop's Castle, making this an excellent choice for families, those looking to downsize or anyone seeking an idyllic countryside lifestyle.

ENTRANCE PORCH
Tiled floor, outside light and uPVC front door and side screen to:

ENTRANCE HALL
Oak flooring, radiator, built in cloaks cupboard, airing cupboard with tank and slatted shelving and hatch to loft.

SITTING/DINING ROOM
A triple aspect room with windows to the side and front with countryside views, radiator, fireplace with hearth, stone surround and inset Clearview log burner. Door to:

BALCONY
With glass screens and enjoying far reaching countryside views.

KITCHEN/BREAKFAST ROOM
Fitted with a range of base cupboards and drawers with work surfaces over, corner double door larder cupboard, tall pull out larder storage, integrated appliances to include: fridge and freezer, dishwasher, Neff microwave, oven and plate warmer, induction hob with stainless steel extractor hood over, wine fridge, stainless steel sink with mixer tap and hot tap, breakfast bar with cupboards and drawers, ladder style radiator, radiator and door to:

SIDE PORCH
Tiled floor, door to the front and door to W.C.. Wood and glazed door to REAR HALLWAY/UTILITY.

REAR

BEDROOM 1
Radiator and window to the side giving countryside views. Door to:

EN SUITE SHOWER ROOM
Low level W.C., vanity wash hand basin with mixer tap, cupboards under and tiled splashback, shower cubicle with Mira shower, heated towel rail and double glazed Velux window.

BEDROOM 2
Radiator, built in storage cupboard and window to the side giving countryside views.

BEDROOM 3
Radiator and window to the rear.

BATHROOM
Panel bath with mixer tap, separate shower cubicle with Mira shower, low level W.C., vanity wash hand basin with mixer tap and cupboard under, heated towel rail and window to the rear.

OUTSIDE

FRONT
Sloping shared driveway leading to the garage and around to the side of the property. Steps from the garage lead up to the front door. A slate path leads up the side of the property to a grassed seating area enjoying far reaching views.

SIDE
Level block paved driveway and a path to the front door and well stocked flower and shrub border. Over the driveway there is a large area laid to lawn and a vegetable patch with greenhouse and garden shed. Area currently used to store a campervan.

REAR HALLWAY/UTILITY
Leading from the side porch there is a useful covered area with a stainless steel sink with mixer tap and splashback, work surface with shelving under, plumbing and space for washing machine and further appliance space. Door to the front of the property.

WORKSHOP
Personal door to the rear, doors to the front, power and light.

GARAGE
With electric up and over door, power and light and opening to a further storage area with a window to the front and a door to the side. (was used as an office and the wall could easily be reinstated if wished)

FURTHER LAND/WOODLAND
A gate leads to a gravel driveway with a laurel hedge to one side leading up to the woodland area. The gravel drive leads to the far end of the plot , there is woodland to

the left with a path running through it and an area laid to grass to the right. Insulated summerhouse, DOUBLE FRONTED BARN- open to 1 side. (Agent Note: a seldom used footpath does run along the route of the drive to the field beyond)

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, water and drainage. Solar panels and air source heat pump. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 2 Mbps & Superfast 80 Mbps. 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 F . 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.







General Services:

Local Authority: Powys County Council
Council Tax Band: F
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:

What3words: loads.giant.glossed

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 t o 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 s hould 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 b een 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.