





43 Swallows Meadow, Castle Caereinion, Welshpool, SY21 9DZ
£350,000

This well presented 3 bedroom dormer bungalow benefits from kitchen/dining room, utility room, 2 bathrooms, garage and driveway. Offered with no onward chain and enjoying views over countryside to the rear.



ENTRANCE

Composite front door to

ENTRANCE HALL

Radiator.

UTILITY ROOM

Base cupboard with work surfaces over, stainless steel sink with mixer tap, tiled splash back, plumbing and space for washing machine, further appliance space, floor standing Worcester boiler, tiled floor, radiator and uPVC window to the front.

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, integrated fridge, integrated oven and hob with extractor hood over, part tiled walls, tiled floor, plumbing and space for slimline dishwasher and Upvc door and side screen to side.

LIVING ROOM

Dual aspect with Upvc windows to the front and side, 2 radiators staircase to first floor and door to:

INNER HALLWAY

Deep under stairs storage cupboard.

BEDROOM 2

Radiator and uPVC window to rear enjoying countryside views.

BEDROOM 3

Radiator and uPVC French doors to the garden with views towards countryside.

BATHROOM

Suite comprising low level W.C, pedestal wash hand basin with mixer tap, 'p' shaped bath with separate shower over, towel rail, part tiled walls, tiled floor, airing cupboard with slatted shelves and radiator, shaver point and uPVC window to side.

FIRST FLOOR**LARGE LANDING/STUDY**

Double glazed Velux window, radiator and uPVC window with seat enjoying views towards countryside. Large walk in cupboard and hatch to loft.

BEDROOM 1

Radiator and uPVC window to side with window seat and views towards countryside.

BATHROOM

Suite comprising low level W.C, pedestal wash hand basin with mixer tap, panel bath, separate shower cubicle, part tiled walls, tiled floor, Upvc window to rear, 2 heated towel rails and door to walk in cupboard.

OUTSIDE**GARAGE**

Up and over door, power and light, hatch to loft storage. Composite door to Rear.

FRONT

Area of lawn with path to the front door.

SIDE

Patio entertainment area leading to the rear garden.

REAR

Patio area running the width of the property with the remainder being laid to lawn and enjoying views across countryside. 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, 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: Very 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

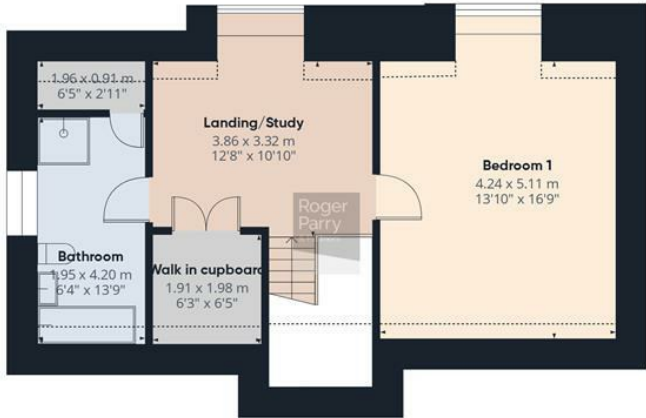
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MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (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.

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



Ground floor



Floor 1



Approximate total area⁽¹⁾

138.4 m²
1490 ft²

Reduced headroom

5 m²
54 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

Local Authority: Powys County Council

EPC Rating:

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: ///breeze.crossing.mugs

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.