Roger Parry & Partners

5 Cefn Hawys, Red Bank, Welshpool, SY21 7RH

5 Cefn Hawys, Red Bank, Welshpool, SY21 7RH

£265,000

This 3 bedroom detached dormer bungalow has 2 shower rooms, double length garage, driveway and an enclosed rear garden. Situated in a cul de sac location within easy reach of the town centre with its many amenities and offered with NO ONWARD CHAIN.

ENTRANCE PORCH
Tiled floor, glazed to side with far reaching views. Wood and glazed front door to:

ENTRANCE HALLWAY
Staircase to first floor with storage cupboard under and built in cloaks cupboard.

SHOWER ROOM
Low level W.C, shower cubicle with electric shower and glazed door, vanity wash basin with cupboards under, radiator and uPVC double glazed window to rear.

BEDROOM 3 / Study
Radiator and uPVC double glazed window overlooking the garden.

SITTING/DINING ROOM

SITTING ROOM
Dual aspect with Upvc double glazed windows enjoying far reaching countryside views to the front, 2 radiators, stone fireplace with coal effect gas fire, wood mantle and display shelving, door to Hall and opening to:

DINING ROOM
Upvc double glazed window, radiator and door to Hall.

KITCHEN
Fitted with a range of wood fronted base cupboards and drawers with work surfaces over, matching eye level cupboards, one and a half bowl stainless steel sink with mixer tap under a Upvc double glazed window, part tiled walls, space for cooker with extractor hood over, further appliance space, wall mounted Worcester gas central heating boiler, radiator and built in pantry with shelving. Wood and glazed door to:

REAR PORCH
With Upvc windows and door to Rear.

FIRST FLOOR LANDING
Hatch to loft and Upvc double glazed window giving far reaching countryside views.

BEDROOM 1
With built in wardrobes to one wall with door to eaves storage, radiator, Upvc double glazed window to the front with views towards countryside and door to further eaves storage.

BEDROOM 2
Door to eaves storage, radiator and uPVC double glazed window overlooking the rear garden.

SHOWER ROOM
Low level W.C, pedestal wash hand basin, walk in shower with electric shower and glazed screen, heated towel rail, Upvc double glazed window and built in airing cupboard with tank and slatted shelves.

OUTSIDE

FRONT
Laid to lawn with shrubs. Path to front door.

SIDE
Gate and path to the rear to one side, to the other there is a path with sloped beds to the side.

REAR
Patio area with lean to greenhouse and steps leading up to a raised lawn area with mature shrubs and hedging.

DOUBLE LENGTH GARAGE
With up and over door, power and light and door and window to the rear.

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 and that there is gas central heating. We understand the Broadband Download Speed is: Standard 16 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good outdoors, variable in home. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

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

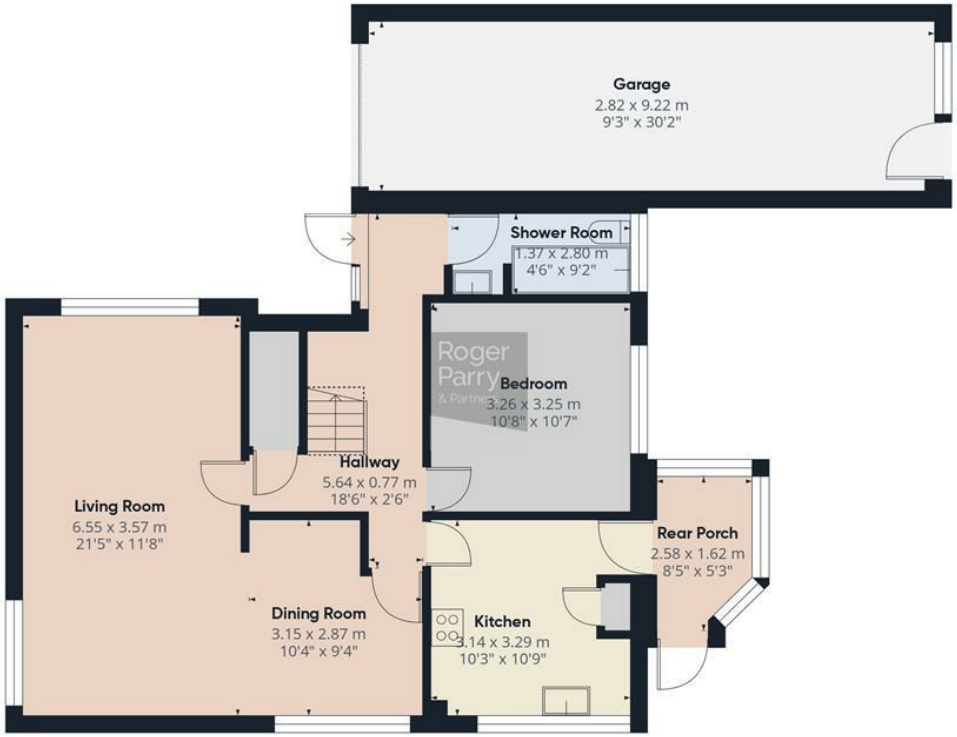
SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

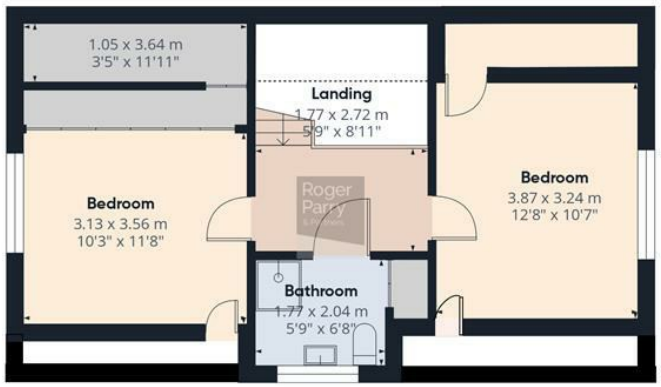
MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

AGENTS NOTE
The vendor has advised us that they would be willing to sell any of the furniture or white goods in situ.

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



Ground floor



Floor 1

Approximate total area(1)

135.9 m²

1463 ft²

Reduced headroom

4.8 m²

51 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
Council Tax Band: E
EPC Rating: D
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:

Proceed out of Welshpool via Red Bank to the roundabout, continue straight over and turn right into Adelaide Drive and left into Cefn Hawys, where the property can be found on the left 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

Roger Parry & Partners

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.