

Roger Parry & Partners

Glan-Y-Llyn, Carno, Caersws, SY17 5LH





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Offers Around £400,000

This 4 bedroom detached house was built in 2013 but has a wealth of character features. Enjoying countryside views to the front with 2 receptions, kitchen/dining room, en suite, cloakroom and utility, underfloor heating and double glazing. Village location.

















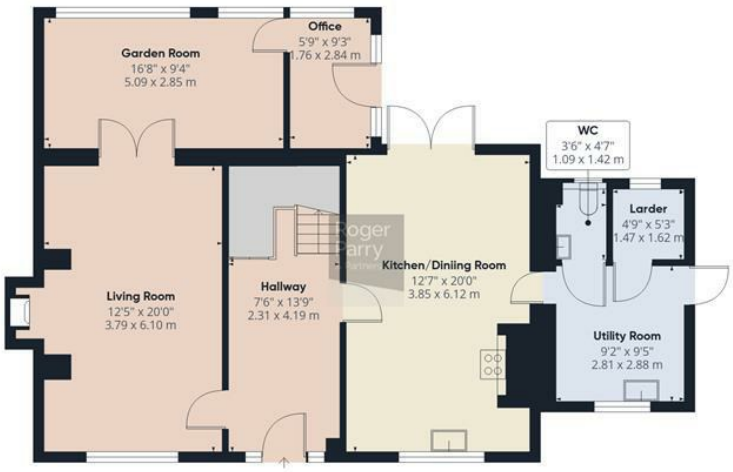




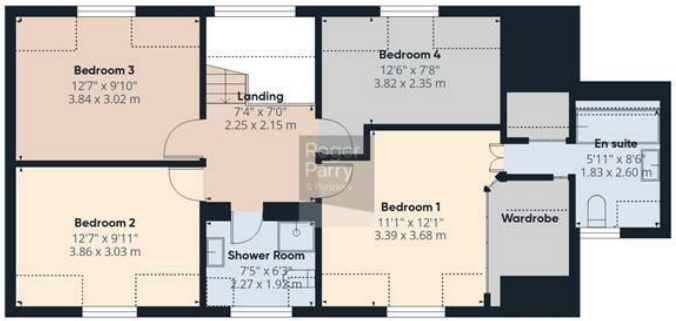



RATE

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



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Ground floor Building 3

Approximate total area(1)

1977 ft²

183.8 m²

Reduced headroom

89 ft²

8.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENTRANCE PORCH
Oak framed porch with front door to:

ENTRANCE HALL
Oak flooring, exposed brickwork and beams and staircase to the first floor with large storage cupboard under.

LIVING ROOM
Window to the front with views towards open countryside, oak flooring, exposed beams, brick fireplace with wood mantle, slate hearth and inset log burner. Double doors to:

GARDEN ROOM
Built in oak bar with shelving and built in cupboards to one side, tiled floor, windows to the rear, exposed trusses and door to:

OFFICE
Tiled floor, built in cupboards, work surface and shelving, window to the rear and door and side screens to the rear patio.

KITCHEN/DINING ROOM
Fitted with a range of wood fronted base cupboards and drawers with granite work surfaces over, matching eye level cupboards, double larder cupboard, white Belfast sink with mixer tap under a window to the front with views towards open countryside, integrated dishwasher, brick fireplace with inset Rangemaster cooker with 5 gas hobs and double oven and grill with concealed extractor hood over and wooden mantle. Exposed beams, tiled floor and French doors to the rear garden. Door to:

UTILITY ROOM
With base cupboards with granite work surfaces over, matching eye level cupboards, tall storage cupboard, tiled floor, appliance space and space for American style fridge/freezer, square stainless steel sink with mixer tap. Stable door to the side and doors to cloakroom and LARDER- with base cupboards with work surface over, eye level cupboards and shelving, wall mounted boiler.

CLOAKROOM
Suite comprising low level W.C., wall mounted wash hand basin with mixer tap, part tiled walls and tiled floor and window to the rear.

FIRST FLOOR LANDING
Galleried landing with 2 eaves storage cupboards, exposed trusses and beam and 2 double glazed Velux windows.

BEDROOM 1
Range of built in wardrobes and drawers with window seat to the front enjoying views towards open countryside. Double doors lead to:

EN SUITE BATHROOM
Airing cupboard with radiator and slatted shelving, built in cupboard with tank. Suite comprising bath with central mixer tap and shower attachment and tiled recess, low level W.C., vanity unit with granite top, square basin, mixer tap and cupboards under, heated mirror, window to the front, tiled walls and floor and heated towel rail.

BEDROOM 2
Window to the front enjoying view towards open countryside.

BEDROOM 3
Window to the rear aspect.

BEDROOM 4
Window to the rear aspect.

SHOWER ROOM
Suite comprising corner shower cubicle with jets and rain shower, low level W.C., vanity wash hand basin with mixer tap and cupboards below, tall storage cupboard, heated towel rail, tiled walls and floor and window to the front aspect.

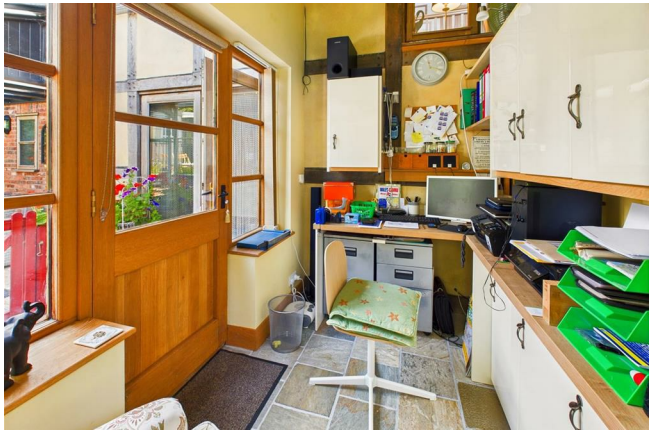
OUTSIDE

FRONT
Printed concrete driveway providing parking and turning. Area laid to lawn with flower and shrub beds enjoying countryside views. Path and gate to the rear garden.

SIDE
Path to the side leading to a bin area and garden shed.

REAR
Paved with steps leading up to a patio entertainment area. Gate through to a further covered patio entertainment area and leading to the side. Covered area to the rear of the house leading to a storage area. Potting shed. Large work shop with shelving and power and light. Gate to a lawned area leading to a further workshop/shed.

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 and water are connected. Gas central heating via underfloor heating. Private sewerage treatment plant. We would recommend this is verified during pre-contract enquiries.
BROADBAND: Download Speed: Standard 19 Mbps & Superfast 80 Mbps. Mobile Service: likely
FLOOD RISK: Flooding from rivers: Low risk. Flooding from the sea: Low risk. Flooding from surface water and small watercourses: Low risk.
COUNCIL TAX BANDING
We understand the council tax band is F. 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.







Local Authority: Powys County Council
EPC Rating: C
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:

From Newtown proceed on the A489 towards Llanidloes, after 6 miles turn right before the level crossing signposted Caersws A470. Continue through Clatter to the village of Carno. On entering the village continue past the Primary School on the left and take the next right turn and the property can be found on the left hand side.
What3words: geek.january.remix

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.