

Roger Parry & Partners

1 Oak Court, Pont Robert, Meifod, SY22 6JB





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£350,000

This spacious 3 bedroom detached bungalow is offered with no onward chain and is situated in a cul de sac with just 2 properties. With 2 receptions, kitchen/dining room, cloakroom, utility room, a large bathroom and en suite shower room. Having gardens to the front and rear, a garage and driveway.













ENTRANCE HALL
Dado rail, coving, 2 radiators, hatch to loft, airing cupboard with radiator and slatted shelving and window to front aspect.

LIVING ROOM
Radiator, coving and window to front aspect.

KITCHEN/BREAKFAST ROOM
Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, glass fronted display cupboards, end display shelving, one and a half bowl stainless steel sink with mixer tap, integrated fridge freezer, double oven and hob with extractor hood over, dishwasher, tiled floor, radiator and door to:

UTILITY ROOM
Fitted with a range of base cupboards with work surfaces over, central heating boiler, plumbing and space for washing machine, tiled floor, stainless steel sink with mixer tap, part tiled walls, composite door to Rear and door to:

CLOAKROOM
Low level W.C, pedestal hand basin with mixer tap, tiled floor, radiator and window to side.

DINING ROOM
Radiator and window to rear aspect.

BEDROOM 1
Built in double wardrobe, radiator, window to front aspect and door to:

EN SUITE SHOWER
White Suite comprising low level W.C, pedestal wash hand basin with mixer tap, fully tiled shower cubicle, tiled floor and walls and heated towel rail.

BEDROOM 2
Radiator and window to front aspect.

BEDROOM 3
Built in double wardrobe, wood effect flooring, radiator and window to rear aspect.

BATHROOM
White Suite comprising low level W.C, vanity wash hand basin with mixer tap and cupboards and drawers below and mirror and shelves above, wood panelled bath with mixer tap and shower attachment, large fully tiled walk in shower cubicle, part tiled walls, heated towel rail, window to rear and wood effect flooring.

OUTSIDE

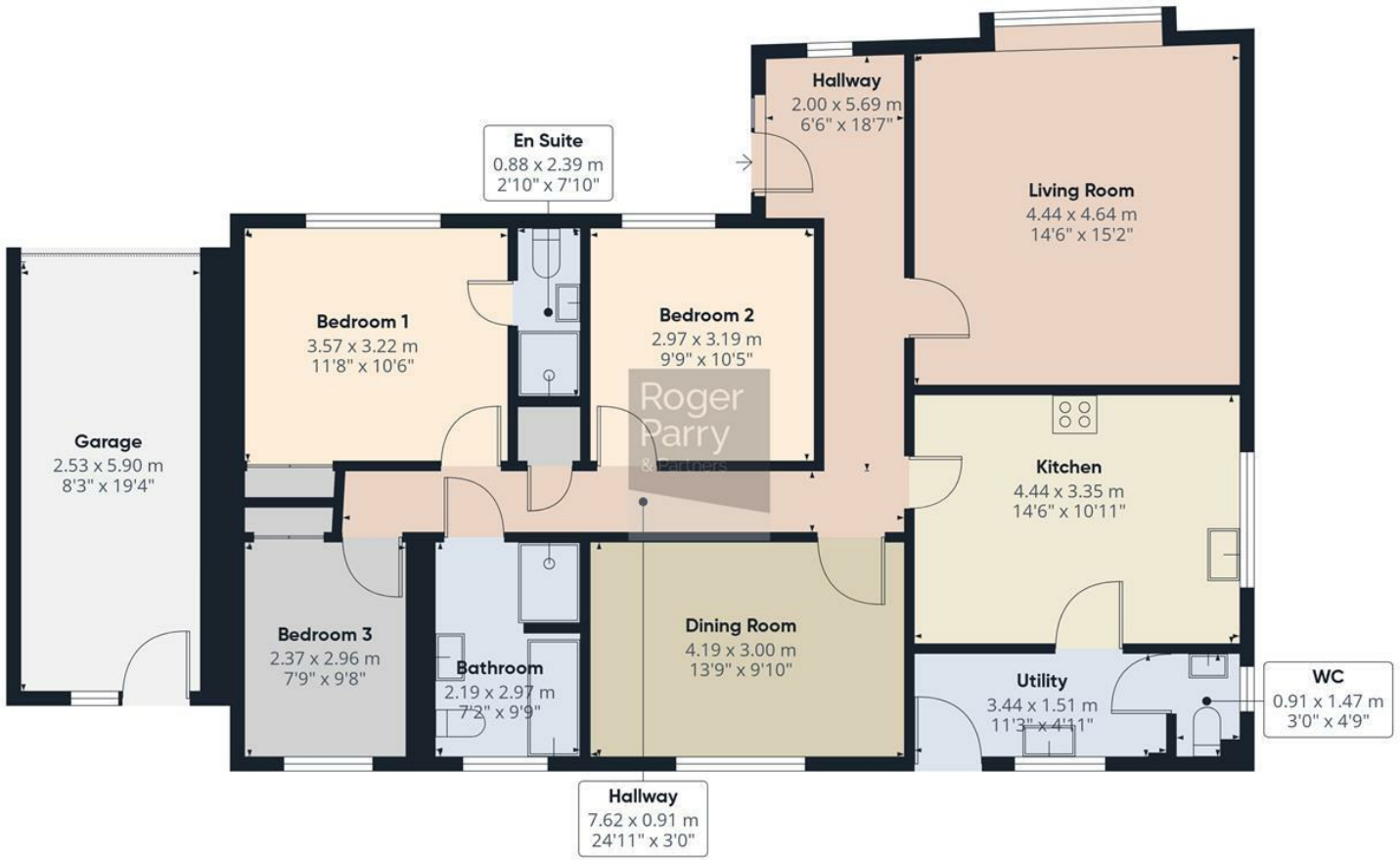
FRONT
Laid to lawn with flower and shrub beds.
Driveway to garage and path to front door.

REAR
Path running the width of the property, patio entertainment area, laid to gravel for ease of maintenance with fence to boundary. Path and gates to both sides of the property. Garden shed. Outside tap and light.

GARAGE
Electric up and over door, power and light and double glazed door and window to 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 there is mains electric, water and drainage. Oil central heating. We would recommend this is verified during pre-contract enquiries.
BROADBAND: Standard 2 Mbps. Superfast 80 Mbps. Mobile service- variable outdoor.
FLOOD RISK: Very Low Risk.
COUNCIL TAX BANDING
We understand the council tax band is E . 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.

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



Approximate total area(1)

124.4 m²

1337 ft²

(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: E
EPC Rating: D
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: ///fluffed.seasonal.spin

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.