

# Town & Country

Estate & Letting Agents



**7 Parc Caradog, Welshpool, SY21 8DS**

**Offers In The Region Of £335,000**

Situated just outside Welshpool in the village of Trewern, this delightful three-bedroom bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,163 square feet, the home provides ample space for families or those seeking a little extra room. Constructed in 1990, the property boasts a well-maintained interior that reflects both modern living and timeless appeal. With two bathrooms, morning routines and family life are made easier, ensuring that everyone has their own space when needed. The layout is thoughtfully designed to maximise both functionality and comfort, making it an ideal choice for a variety of lifestyles. With ample off road parking, a garage and a large enclosed rear garden, this property needs to be viewed to be appreciated.

### Directions

Take the Morda road out of Oswestry and at the junction with the A483 turn right. Pass through the villages of Pant and Llanymynech and proceed until reaching Four Crosses. At the roundabout take the exit signposted Welshpool and follow this road along passing the village of Ardleen. Continue along heading for Welshpool. At the roundabout take the first exit for Shrewsbury. Proceed along for approximately 1.5 miles into the village of Trewern. Turn right into Parc Caradog and continue round until the property is located on your left hand side identified by our board.

### Accommodation Comprises:



### Hallway

With a door and glazed side panel to the front, the spacious hallway has doors leading to all rooms, a radiator, double doors to a spacious cloakroom cupboard ideal for hanging coats and storing shoes. Access to the roof space with loft hatch and a pull down ladder.

### Kitchen 11'6" x 10'9" (3.52 x 3.29m)



The kitchen has a window to the rear looking into the conservatory and out to the garden, with a good range of base and wall units with contrasting work tops over, electric oven and hob with extractor fan over, integral dishwasher, space for freestanding fridge freezer, ceramic sink with drainer and mixer

tap over, tiled floor, fully tiled walls and a heated towel rail. A part glazed door leads into the conservatory.

### Additional Photograph



### Conservatory 12'0" x 21'1" (3.66 x 6.44m)



The large conservatory is fully glazed with double doors opening into the rear garden, with fitted worktop to one side with base units offering plenty of storage and plumbing for a washing machine.

**Lounge/Dining Room 21'6" x 17'2" (6.57 x 5.25m)**



The lounge/dining room is a fantastic feature of this property offering flexible space for both living and dining room furniture. With a window to the side and large sliding doors to the rear opening into the rear garden. There are two radiators and a feature fireplace which houses a gas fire.

**Additional Photograph**



**Additional Photograph**



**Bathroom 6'10" x 6'2" (2.10 x 1.90m)**



With a round window to the front, large walk in shower with body drier, wash hand basin, two wall mounted storage cabinets, W/C, aqua panelled walls, vinyl flooring, heated towel rail and an illuminated shaving mirror.

**Bedroom One 10'9" x 11'5" (3.30 x 3.48m)**



With a window to the rear, overlooking the garden, double built in wardrobe and over bed cabinets offering plenty of storage, a radiator, door to airing cupboard housing the hot water tank and with shelving. A door leads to the ensuite shower room.

### Additional Photograph



### Study/Bedroom Three 6'10" x 10'0" (2.10 x 3.06m)



### En Suite Shower Room



A window to the rear, walk in shower, wash hand basin and W/C on a vanity unit, extractor fan, illuminated shaving mirror, heated towel rail, fully tiled walls and tiled floor.

With a window to the front, this room is currently used as a study but would accommodate a single bed. It has a radiator and a range of built in storage cupboards.

### Additional Photograph



### Bedroom Two 9'1" x 10'3" (2.79 x 3.14m)



A double room with a window to the front, a radiator, and range of built in furniture including a built in wardrobe, bedside tables and display cabinet.

### Garage 14'9" x 16'4" (4.50 x 5.00m)

With electrically operated door to the front and a door to the side, the oil fired boiler is housed in here.

### To The Front of the Property



The front is fully paved for ease of maintenance and offers parking for several vehicles. There is a path

to either side of the property leading to the rear garden.

### Rear Garden



Fully paved for ease of maintenance and has borders planted with mature shrubs and bushes. There is a pond (not in use) and the garden is fully fenced all round. There is a large double shed and as the property is not overlooked at the rear, the property offers fabulous views of the surrounding hills and Rodney's pillar.

### Additional Photograph



### Additional Photograph



### Additional Photograph



### Views from the Rear Garden



## Double Shed/Workshop



A useful space for storage.

### About the Property

The vendor informs us that the property benefits from a large loft space with pulled own ladder which could be converted to provide further space subject to the necessary planning consent.

### Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 2.00pm

### Tenure/Council Tax

We understand the property is freehold although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band E.

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic

Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### Additional Information

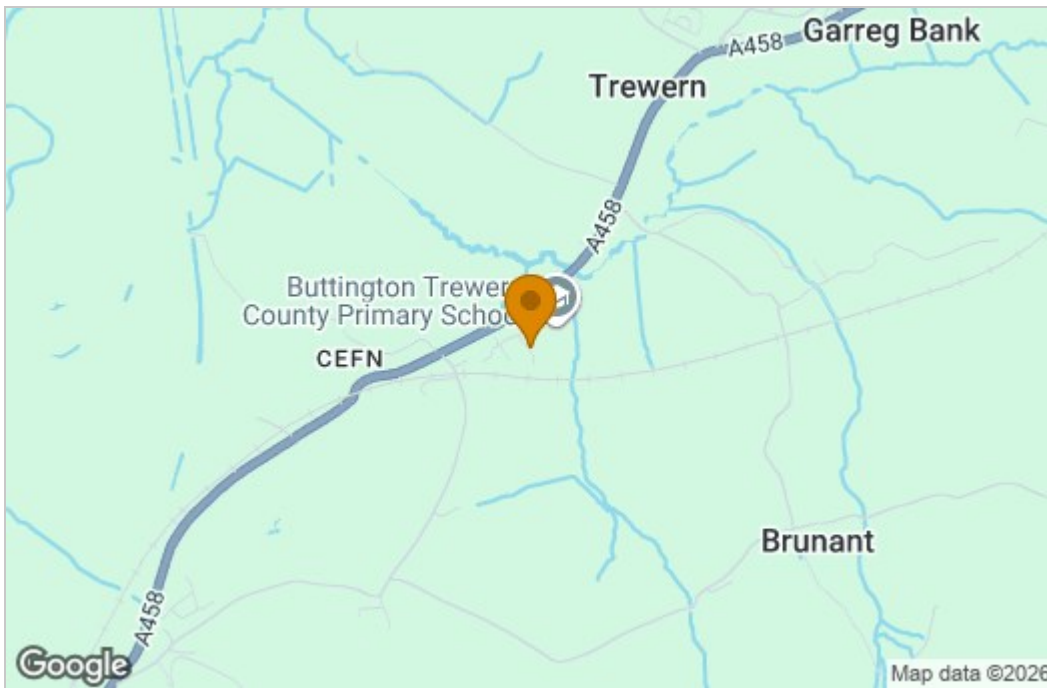
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

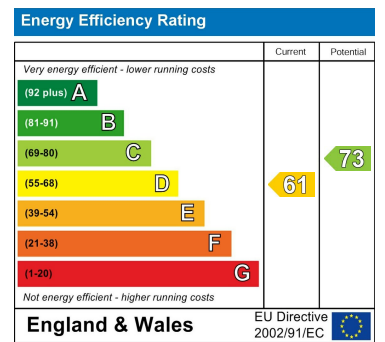
# Floor Plan



# Area Map



# Energy Efficiency Graph



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