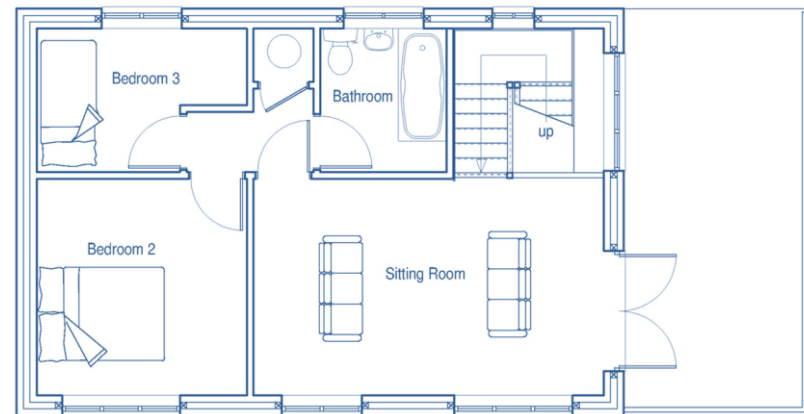
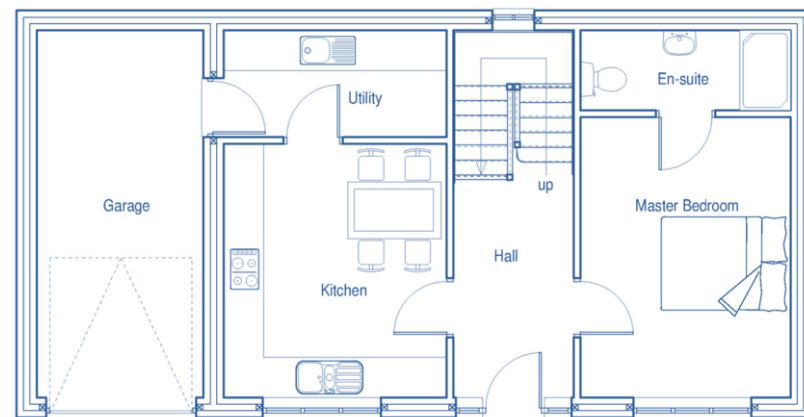


FLOOR PLAN- FOR IDENTIFICATION ONLY (NOT TO SCALE)



First Floor Plan



Ground Floor Plan

Directions: From Red Bank in Welshpool. Turn onto Brookfield Road taking the third turn on the right onto Dingle Road. Proceed to the end of the road and at the junction turn right onto Croft Road. Number 28a is situated on the right-hand side indicated by the For Sale sign.

Thinking of selling or letting your property?

Contact us now for **free** pre-selling advice or to arrange your **free**, no obligation market valuation

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28a Croft Road, Welshpool, Powys, SY21 7QD

NO CHAIN- IMMEDIATE VACANT POSSESSION

Offers in the region of £209,950

A brand new individually designed split level character home offering good sized interesting accommodation briefly comprising: large reception hall, kitchen/breakfast room, utility room, downstairs master bedroom with en-suite shower room. On the first floor there is a good sized sitting room with French doors leading out onto large raised balcony. Inner hallway gives access to two further bedrooms and family bathroom.

The property has the benefit of good sized single integral garage with further off-road parking for two cars, the front gardens are laid to easily maintained gravelled areas with steps and pathway leading up to good sized lawned area situated to the rear which can be accessed from the large balcony area. The property also has the benefit of gas-fired central heating and uPVC double glazing.

Welsh Bridge, 165 Frankwell, Shrewsbury, SY3 8LG

Phone: 01743 343 343 Email: shrewsbury@rogerparry.net

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Important notice to all prospective purchasers - Property Misrepresentations Act 1991

Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts. All measurements are approximate.

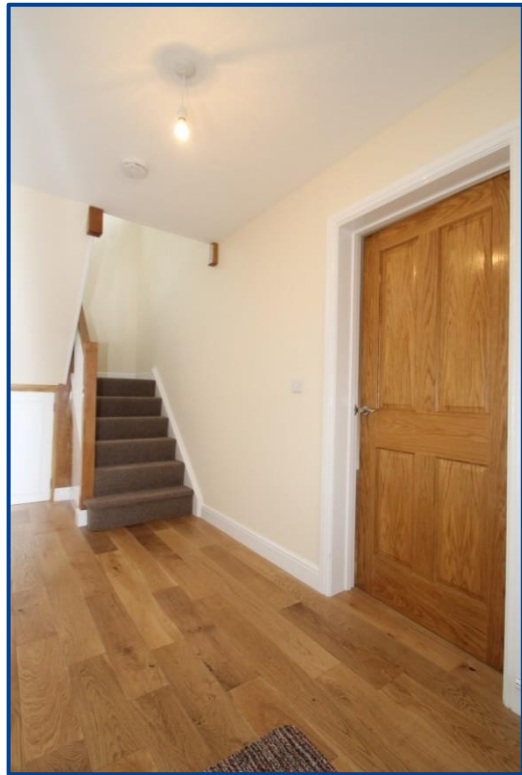
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**ACCOMMODATION COMPRISING:
(All measurements are approximate)**

uPVC panelled front door with leaded glass inlay leading to:

RECEPTION HALL 14'10 x 6'0 (4.52m x 1.83m)

With wooden flooring, radiator, central light point, power points, telephone point, central heating thermostat control, door to useful understairs storage cupboard, staircase leading to first floor, uPVC double glazed window to the front. From reception hall door through to:



KITCHEN/ BREAKFAST ROOM 15'2 x 10'8 (4.62m x 3.25m)

With range of contemporary units comprising: stainless steel single drainer sink unit set into solid wooden worksurface extending to three wall sections with range of cupboards and drawers under and tiled splash above, built-in electric ceramic hob with stainless steel extractor hood above and built-in electric oven below, built-in fridge freezer, range of eye level cupboards, space and plumbing set for dishwasher, wood effect ceramic tiled flooring, radiator, range of recessed spotlights, ample power points, TV aerial socket, tiled sill to uPVC double glazed window to the front. From kitchen wood panelled door to:



UTILITY ROOM 10'11 x 5'2 (3.33m x 1.57m)

With range of matching units with stainless steel sink unit set into solid wood worksurface with range of base units under, eye level cupboard and tiled splash above. Wood effect

ceramic tiled flooring, radiator, power points, central light points, uPVC double glazed window to the rear. From utility room door gives access to:



INTEGRAL GARAGE 18'8 x 8'2 (5.69m x 2.49m)

With double metal doors, painted concrete floor, strip light and power points.

From reception hall door to:

GROUND FLOOR BEDROOM ONE 13'8 x 10'4 (4.17m x 3.15m)

With radiator, power and lighting points, wooden flooring, uPVC double glazed window to the front, wood panelled door to:



EN-SUITE SHOWER ROOM

Fitted with white suite comprising: one large shower cubicle with fitted Triton T80z electric shower unit, pedestal wash basin, low level flush WC, ladder style radiator, range of recessed spotlights, extractor fan, stone effect ceramic floor tiling.

From reception hall staircase leads to half landing with radiator and double-glazed window to the rear extends into:

FIRST FLOOR SITTING ROOM 15'2 x 10'8 (4.62m x 3.25m)

With wooden flooring, radiator, power and lighting points, TV aerial socket, telephone socket, uPVC double glazed windows to the front and to the side, double French doors lead out onto:



LARGE RAISED BALCONY

With glass and steel railings enjoying outlooks over surrounding area.



From sitting room wood panelled door gives access to:

INNER LANDING AREA 6'0 x 4'0 max (1.83m x 1.22m max)

With power and lighting points, access to roof space, inner landing gives access to further bedroom accommodation comprising:

BEDROOM TWO 10'8 x 10'4 (3.25m x 3.15m)

With radiator, power and lighting points, TV aerial sockets, uPVC double glazed window to the front.

BEDROOM THREE 10'4 max x 7'0 (3.15m max x 2.13m)

With wood flooring, radiator, power and lighting points, TV aerial sockets, uPVC double glazed window to the rear.

FAMILY BATHROOM

Fitted with white suite comprising: one panelled bath with shower attachment, pedestal wash basin, low level flush WC, chrome heated towel rail, range of recessed spotlights, laminate flooring, extractor fan, uPVC double glazed opaque glass window to the rear.



OUTSIDE (FRONT)

The property is approached through pillared entrance onto brick paved parking area providing off road parking for two cars and extending up to integral garage, range of outside lighting. Front gardens are laid to easy to maintain gravelled area enclosed by low level brick walling. Brick paved pathway extends round the side and rear of the property with range of outside lighting and outside water tap, wicket gate set to the left hand side of the property leading to steps with small lawned area set to the side, pedestrian gate giving access back to the street. Steps ascend to:



REAR GARDENS

Which are laid to lawns and are enclosed by a variety of brick walling and wooden fencing. From upstairs sitting room French doors lead onto large first floor balcony with glazed and steel balustrade, range of outside lights and outside power points, wooden bridge from the balcony gives access to rear garden/lawns.



EPC Rating: B. For a full copy of the Energy Performance Certificate please contact agent.