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Plan produced using PlanUp.

Directions: From Welshpool proceed on the A483 towards Newtown and turn right sign posted Berriew. Proceed through the village of Berriew and Pantyffridd and upon entering the village of Manafon the property will be observed on the left-hand side just after the church.

Thinking of selling or letting your property?

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

Hogstow Hall
Minsterley
Shrewsbury
SY5 0HZ

Tel: 01743 791336
Fax: 01743 792770
Email: mail@rogerparry.net

Welsh Bridge
165 Frankwell
Shrewsbury
SY3 8LG

Tel: 01743 343343
Email: shrewsbury@rogerparry.net

1 Berriew Street
Welshpool
SY21 7SQ

Tel: 01938 554499
Email: welshpool@rogerparry.net

The Estates Office
20 Salop Road
Oswestry
SY11 2NU

Tel: 01691 655334
Fax: 01691 657798
Email: oswestry@rogerparry.net



Roger Parry & Partners



1 St Michaels Close, Manafon, Welshpool, Powys, SY21 8BL

INSPECTION HIGHLY RECOMMENDED

Offers in the region of £299,950

A tastefully extended detached 5/6-bedroom village residence which benefits from spacious flexible family accommodation and a self-contained 1-bedroom annexe lending itself to a variety of uses. Oil Fired Central Heating, Double Glazing, Driveway and Gardens. EPC rating C.

Accommodation comprising: Entrance Hall, Lounge, Cloaks/WC, Study, Ground Floor Bedroom 6, Spacious Kitchen/Dining Room, Large Sun Room, First Floor Landing, Master Bedroom Ensuite, Dressing Room/Bedroom 5, Three Further Bedrooms and Family Bathroom.

The property is well placed for the towns of Newtown and Welshpool (approx 8 miles and 10 miles) which are host to a comprehensive range of local amenities to include railway stations. The Shropshire market town of Shrewsbury is located approx 29 miles away with excellent road links to The Midlands and North West. Early viewing fully recommended.

1 Berriew Street, Welshpool, Powys, SY21 7SQ
Phone: 01938 554499 Email: welshpool@rogerparry.net
www.rogerparry.net

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.

Whilst Roger Parry & Partners endeavour to provide prospective clients with accurate yet informative sales particulars, descriptions of many features of any given property are of a subjective and personal nature. We advise prospective purchasers to contact us to discuss the property's suitability prior to viewing, particularly if travelling a distance to view. Roger Parry & Partners for themselves, and the vendor of this property whose agents they are, give notice that these particulars do not constitute in any part an offer or contract. All statements herein are made without responsibility on the part of Roger Parry & Partners, or the vendor, and must not be relied upon as a statement or representative of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars.

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

Accommodation

Entrance Hall 11'1 x 7'4

UPVC double glazed entrance door and feature picture windows, skylight, vaulted ceiling, attractive wooden staircase to first floor, useful under stairs storage area, laminate wood effect flooring, internal UPVC double glazed door and side panel leading to:

Lounge 17'2 x 14'9 + (recess) 6'2 x 5'9

Laminate flooring, smoke detector, radiator, UPVC double glazed window to front.



Cloaks/WC

UPVC double glazed window, white suite comprising: WC, vanity wash hand basin, tiled walls, extractor, heated towel rail, tiled floor.

Study 8'0 x 7'7

UPVC double glazed window to rear, laminate flooring, doorway through to:

Bedroom 10'9 x 7'0

UPVC double glazed patio door and side panel to rear garden, laminate flooring, radiator.

Kitchen/Dining Room 25'7 x 8'9 plus 10'2 x 9'6

UPVC double glazed window and UPVC double glazed exterior door to rear, range of fitted base and eye level units, work surfaces, radiator, laminate flooring, UPVC double glazed windows and sliding patio doors from Dining Area to rear with breakfast bar, radiator and laminate flooring. Belfast style sink with mixer tap, space for range cooker (may be made available by separate negotiation), further range of matching base and eye level units, work surfaces, space and plumbing for appliances, UPVC double glazed window to front, part tiled surround, laminate flooring, smoke detector, recessed spotlighting, internal door to:



Spacious Sun Room 19'6 x 15'7

With feature log burner, UPVC double glazed windows and UPVC double glazed exterior door, ceiling fan and fitted blinds.



First Floor Landing

With smoke detector, access to roof space, built in shelved linen cupboard and storage cupboard with light.

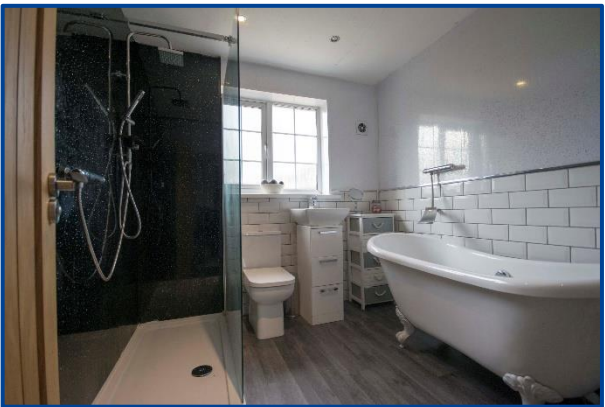
Master Bedroom 11'10 x 8'9

UPVC double glazed window to rear, radiator, loft hatch.



Ensuite

UPVC double glazed window, white suite comprising: low level WC, pedestal wash hand basin, walk-in shower, tiled walls, radiator, laminate flooring, recessed spotlighting.



Bedroom Two 11'0 max x 9'8

UPVC double glazed window to rear with pleasant outlook, radiator, laminate flooring.

Dressing Room/Bedroom Five 10'3 x 5'10

Laminate flooring, radiator, UPVC double glazed window to front.

Family Bathroom 8'0 x 7'7

UPVC double glazed window to rear, contemporary fitted white suite comprising: low level WC, vanity wash hand basin with storage below and mixer tap, freestanding roll top bath with bar shower over, walk-in shower with splashboard surround and glazed screen, heated towel rail, laminate flooring, extractor, recessed spotlighting.

Bedroom Three 10'11 x 9'10

UPVC double glazed window to rear, radiator, laminate flooring, range of built in wardrobes.

Bedroom Four 10'3 x 8'11

UPVC double glazed window to front, radiator, range of built in wardrobes.

Outside

A driveway provides extensive parking provision. Wrought iron style gates lead to the side and rear of the property.

To the side there is a paved patio area with useful multi-purpose store, metal shed and a self-contained **Annexe**:

Open Plan Lounge/Kitchen 15'1 x 10'2

UPVC double glazed entrance door, UPVC double glazed windows to front and side, laminate flooring, fitted base units, space for appliance, sink and drainer with mixer tap, electric storage heater.



Inner Hall

With loft hatch, laminate flooring.

Bedroom 11'4 x 10'1

UPVC double glazed window, electric storage heater, laminate flooring.

Wet Room

White suite comprising: low level WC, walk-in shower with Mira shower and glazed folding screen, vanity wash hand basin with storage below, tiled walls and floor, extractor.

Rear Garden

A low-maintenance paved garden with herbaceous border, water feature and covered area. A timber gate leads to an enclosed area of artificial grassed garden with covered decked entertaining area with hot tub which may be made available by separate negotiation.



EPC Rating: C

For a full copy of the Energy Performance Certificate please contact agent.

