



Directions: From our agents Welshpool office proceed along Severn Street and turn left at the mini roundabout. Take the first exit at the next roundabout into Smithfield Road taking the third exit at the next island (opposite Tesco) into Greenfields. Continue into Little Henfaes Drive where the driveway to the property will be eventually observed on the right-hand side.

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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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.

Roger Parry & Partners



Little Henfaes Cottage, Cae Glas, Welshpool, Powys, SY21 7BY

INSPECTION RECOMMENDED

Offers in the region of £295,000

Conveniently placed for local town amenities and transport links yet having a traditional country cottage feel, Roger Parry & Partners are delighted to release this spacious character 4-bedroom detached cottage which enjoys generous mature gardens and a useful detached outbuilding offering scope for conversion subject to the necessary consents (currently divided into an office, two storey store and garage). Awaiting EPC. Early Viewing Recommended.

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

Utility 9'9 x 5'2
UPVC part double glazed entrance door, UPVC double glazed window to side, space for appliances, internal window and glazed door leading to Kitchen.

Cloaks/WC
UPVC double glazed window, coloured suite comprising: pedestal wash hand basin, low level WC.

Kitchen 13'5 x 12'2
UPVC double glazed window to front, range of fitted base and eye level units, glazed display cabinets, work surfaces, stainless steel 1 ½ bowl sink and drainer, mixer tap, integrated oven, grill and ceramic 4 ring hob, integrated fridge, exposed ceiling beams, wall mounted Worcester gas central heating boiler, feature brick archway to:

Dining Room 11'9 x 11'4
UPVC double glazed window to front, quarry tiled floor, radiator, exposed wall/ceiling beams, telephone point, door to Cellar.



Inner Hall
Radiator, quarry tiled floor, stairs to first floor, exposed brickwork/stonework, smoke detector, door to Sun Room.

Spacious Living Room 31'9 x 13'3
Internal double doors leading to Sun Room, two radiators, exposed wall and ceiling beams, fitted shelving/storage cupboard, feature brick fireplace with timber mantel and slate hearth, telephone point, UPVC double glazed windows to front and side.



Sun Room 15'4 max x 10'7 max
UPVC double glazed windows overlooking gardens, double glazed patio doors, side UPVC double glazed door, radiator.



First Floor Landing
Two radiators, UPVC double glazed window to rear, three skylights, built in linen cupboard with radiator.

Master Bedroom 16'5 x 7'7 min 10'10 max
UPVC double glazed windows to front and side, radiator, built in wardrobes.



Ensuite
Skylight, suite comprising: pedestal wash hand basin with tiled splashback, low level WC, shower cubicle, shaver point, heated towel rail, tiled floor.



Bedroom Two 14'3 max 10'4 min x 8'8
UPVC double glazed window to front, radiator, built in storage cupboard.



Bedroom Three 10'7 x 8'3
UPVC double glazed window to front, radiator, exposed ceiling beams, built in wardrobe.



Bedroom Four 10'7 max 8'1 min x 7'5
UPVC double glazed window to front, radiator, built in wardrobe.



Bathroom
Two Velux skylights, UPVC double glazed window to side, radiator, suite comprising: low level WC, bidet, pedestal wash hand basin with tiled splashback, corner bath with part tiled surround, shower base with tiled surround and shower over.



Outside
A metal gateway leads onto a driveway providing ample off-road parking/turning with access to Garage.

Detached Outbuilding
Offering scope for conversion subject to the necessary consents. Currently divided into a Garage, Two Storey Store and Office.

Garage 18'11 x 14'0 max internal measurement
Automatic up and over door, window, power and lighting.

Two Storey Store 13'1 x 9'8
Timber door, open tread steps up to Storage over.

Office 13'11 x 7'7
Windows, part glazed door, power and lighting.

Gardens
Paved patio/sun terrace and generous lawn gardens with mature trees and shrubs inset.

Agents Note: We understand the land is subject to the inclusion of a development uplift clause. The vendor will retain 25% of any future uplift value.

