



Roger Parry & Partners

Hafren
Severn Street, Caersws, SY17 5DZ



PROPERTY DETAILS

- Kitchen/Dining
- Utility Room
- Living Room with woodburner
- Ensuite Main Bedroom
- 2 further double bedrooms
- Family bathroom
- Carport /Parking for additional cars
- Large garden with views towards the River Severn
- Village edge location
- High specification finish and very energy efficient



New Build - Ready to View

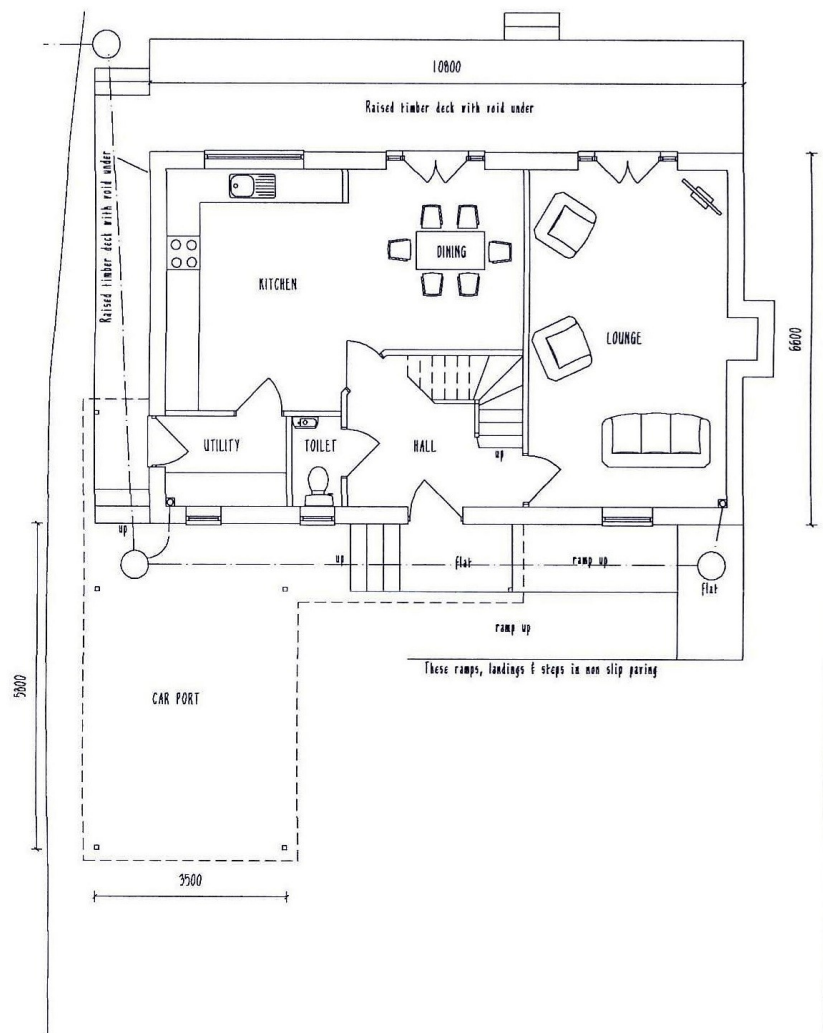
Hafren | Severn Street | Caersws | SY17 5DZ

Guide Price of £295,000

Enjoying a delightful village location, Roger Parry & Partners are delighted to release off-plan' a spacious 3-bedroom detached family house in the popular village of Caersws.

The price is negotiable depending on the fittings and is due to be finished by Easter 2019. Early viewing is essential to ensure a choice of fittings

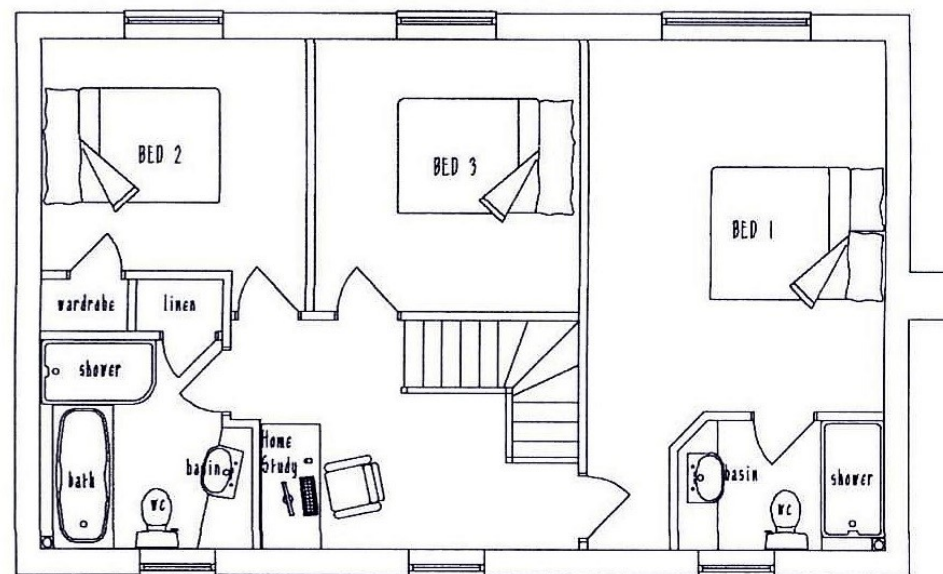
Ground Floor Plan



Hafren has been built by a well respected local building firm and is due for completion by Easter 2019. Purchasers can have a choice of internal fittings and finishes, but early viewing is essential in order to secure this option.

Call 01686 449 222 to arrange a viewing now

First Floor Plan



The property has been built to the highest standard throughout and provides a well thought-out family home with large kitchen/diner and lounge, both with doors out into the garden which backs onto the River Severn. The main bedroom has an en-suite shower room and the two further bedrooms are of equal size. The family bathroom comprises of sink, w.c., bath and shower. Downstairs is also a useful utility room, with outside door, w.c., and carport and parking area to the front to accommodate a number of vehicles.

The Air Source Heat Pump provides a renewable heat source for the property and the purchaser will be eligible to apply to the Domestic Renewable Heat Incentive for payments for 7 years which will reduce household bills. The wood burner in the lounge also provides a reliable heat source. A fire sprinkler system is also installed throughout.

All these fittings, plus the high specification insulation installed, has resulted in a very energy efficient property.

SITUATION

Situated on a quiet road in close proximity of the heart of the village; Hafren House is in an ideal location, a South East facing garden with long reaching rural views of the Mid Wales countryside and the River Severn, along with the benefit of being within short travelling distance to Newtown (approx. 8 miles) and Llanidloes (approx. 8.5 miles)

LOCAL AUTHORITY

Powys County Council, Spa Road East, Llandrindod Wells, LD1 5LG. Tel 01597 826 000

TENURE

The land is sold Freehold and Vacant Possession will be granted on completion.

METHOD OF SALE

The house is offered for sale by Private Treaty.

BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the Vendor's Agents are responsible for defining the boundaries or ownership thereof.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to the benefits of all wayleaves, easements, rights of way and third-party rights, whether mentioned in the particulars or not.

LOCAL INFORMATION

The village of Caersws has many local amenities including a butchers, Spar convenience store, garage, doctors surgery, primary school, public houses and train station with links to Aberystwyth, Birmingham and London.

SERVICES

Mains Electricity □ Mains Water □ Oil Central Heating □ Septic Tank Drainage □ Council Tax Band: TBC □ No EPC Available currently

DIRECTIONS from Llanidloes

Head north on the A470, turning left after going over the train tracks, signposted Caersws (A470), continue on this road for 0.3 miles. After crossing the stone bridge turn right immediately onto Severn Street. Follow the road and the property can be seen on the right, as indicated by the Agents For Sale board.

www.rogerparry.net

Llanidloes □ Welshpool □ Oswestry □ Shrewsbury

Sales □ Planning □ Valuations □ Estate Management

Viewing of the property is by appointment only, please contact

Clare Williams BSc (Hons) MRICS, FAAV

Tel: 01686 449 222 Email: llanidloes@rogerparry.net



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 to 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 should 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 been 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.