



Roger  
Parry  
& Partners

5 Holly View, Forden, Powys,  
SY21 8LU



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Guide Price £280,000

Roger Parry & Partners are pleased to bring to the sales market this 3 BEDROOM DETACHED BUNGALOW situated in a pleasant cul de sac in the village of Forden, just 4 miles from the popular market town of Welshpool. The property benefits from living room with log burner, dining room, kitchen, W.C., and shower room. There are gardens to 3 sides, a driveway and single garage.

Wood and glazed door to:

**ENTRANCE PORCH** Tiled floor and wood and glazed door to:

**ENTRANCE HALLWAY** Wood effect flooring and doors to the garage, W.C. and living room.

**W.C.** Low level W.C. and wall mounted wash hand basin with tiled splashback, tiled floor, heated towel rail, coving and uPVC double glazed window to the rear.

**LIVING ROOM** 11' 1" x 20' 2" (3.39m x 6.17m)  
Measurement into a uPVC double glazed bay window to the front aspect. Wood effect flooring, coving, log burner with slate hearth, door to inner hallway and archway to:

**DINING ROOM** 9' 7" x 10' 7" (2.93m x 3.25m) Wood effect flooring, serving hatch to the kitchen and uPVC double glazed window to the front aspect.

**KITCHEN** 9' 9" x 10' 10" (2.98m x 3.31m)

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, tall storage cupboard, built in double oven with cupboards above and below, electric hob with extractor hood over, stainless steel sink with mixer tap under a uPVC double glazed window to the side aspect, part tiled walls, built in dishwasher, space for tall fridge/freezer, tiled floor, wood panelling and a uPVC door to the side.

**INNER HALLWAY** Airing cupboard housing tank and slatted shelving. Doors to bedrooms and shower room.

**BEDROOM ONE** 8' 8" x 12' 0" (2.65m x 3.66m)  
Measurement excludes built in triple mirror door wardrobes. Wood effect flooring, coving.

**BEDROOM TWO** 8' 7" x 12' 0" (2.63m x 3.66m)  
Measurement excludes built in triple mirror door wardrobes. Wood effect flooring.

**BEDROOM THREE** 8' 2" x 8' 10" (2.50m x 2.71m)

Wood effect flooring and uPVC double glazed window to the side aspect.

**SHOWER ROOM** 9' 8" x 5' 7" (2.96m x 1.71m)

Suite comprising pedestal wash hand basin, low level W.C., bidet and fully tiled shower cubicle with Triton electric shower. Part tiled walls, heated towel rail, wall mounted electric heater and a uPVC double glazed window to the side aspect.

#### OUTSIDE

**FRONT** Block paved driveway leading to the garage and entrance. Laid to lawn with flower and shrub beds. Gates to both sides.

**SIDE** Generous patio entertainment areas to both sides of the property opening to the rear gardens.

**REAR** Laid to lawn with a path to the greenhouse and garden shed. Raised rockery with flower and shrubs, raised patio with a summerhouse. Bounded by panel fencing. Outside tap.

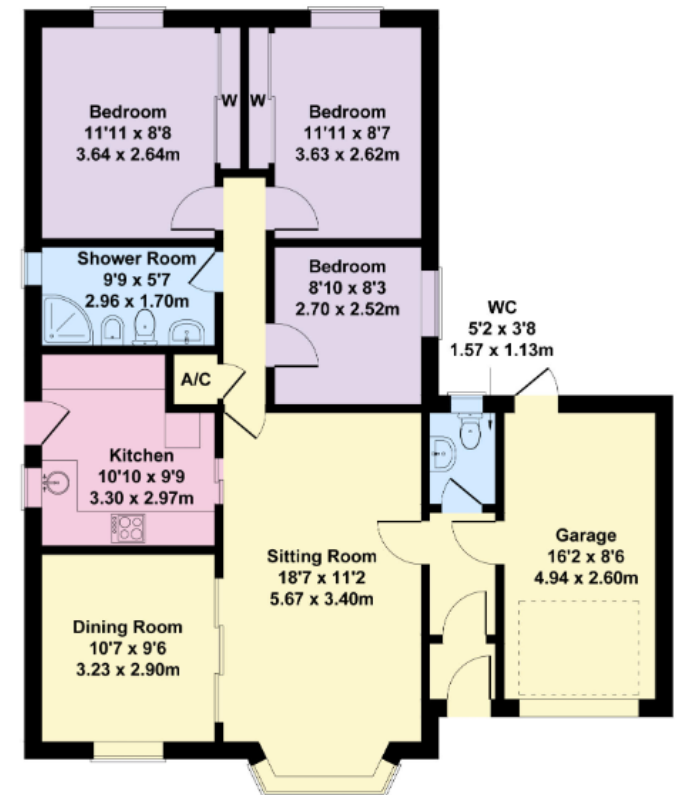
**GARAGE** 8' 6" x 16' 2" (2.60m x 4.95m)

Up and over door, power and light. Personal door to the rear garden and hatch to loft. Plumbing and space for washing machine.



## 5 Holly View, Forden

Approximate Gross Internal Area  
1087 sq ft - 101 sq m



**General Services:** Mains water, mains drainage, electric heating.

**Local Authority:** Powys Council Tax

**Council Tax Band:** E

**EPC Rating:** E

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

### **Directions:**

Leave Welshpool and head south on the A483 to the roundabout at Sarn Y Bryn Caled. Take the A490 for Churchstoke and Forden. On reaching the village of Forden turn left opposite the Cock Hotel. Pass Heritage Green and Holly View is on the right hand side where the property can be identified on the right hand side by our For Sale board

### **Viewing arrangements:**

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office: 1 Berriew Street, Welshpool, Powys, SY21 7SQ

welshpool@rogerparry.net

01938 554499



**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.