



MORRIS
MARSHALL
POOLE

2 Roundton Place

Churchstoke, Montgomery, Powys, SY15 6EN

Asking Price: £595,000

The accommodation comprises of a spacious Entrance Hallway (3.65m x 1.55m) complete with cloakroom storage cupboard. Adjacent Cloakroom benefitting from window to the side elevation, WC and washbasin. Doorway through to the large single garage for the entrance hallway.

Modern Open Plan Kitchen (4.58m x 3.16m)/Living (5.62m x 4.07m)/Dining Room (4.77m x 2.94m) complete with triple bi-fold and French doors to the rear elevation, allowing for an abundance of natural light throughout the room. The generously sized room comprises of fitted Shaker style kitchen units, complete with quartz worktops and a number of integrated kitchen appliances including electric oven, hob, dishwasher, fridge freezer and wine cooler. A breakfast bar extends from the kitchen, creating a separation from the living space.

The Living/Dining space provides an attractive setting with wood burning stove set on slate hearth taking centre stage, complete with the doors opening onto the rear patio, perfect for the summer months.

The ground floor further benefits from a Utility room (3.04m x 2.40m) with window to the side elevation, fitted units with worktops, inset sink and plumbing for a washing machine and tumble dryer.

Study (2.67m x 1.71m), located off of the dining area, providing an excellent home working setting, supported by Fibre Broadband, complete with extensive views over the rear of the property.

The first-floor benefits from Principle Double Bedroom (4.42m x 3.47m) featuring double built-in wardrobes and excellent views towards Roundton Hill through Juliet Balcony.

Tiled Ensuite with large shower, including double shower head, dual fuel towel rail, vanity wash basin and WC.

Bedroom Two (3.71m x 3.53m) also benefitting from outstanding countryside views, built-in double wardrobes and tiled Ensuite Shower Room comprising shower unit, WC and vanity washbasin.

Tiled Family Bathroom (2.58m x 2.06m) comprising panelled bath, shower unit, including dual headed shower, vanity basin, dual fuel heated towel rail and WC.

Two further spacious Double Bedrooms to the front elevation, each with double built-in wardrobes completes the first floor (Bedroom 3 - 3.41m x 2.87m) (Bedroom 4 - 3.24m x 3m).



- Under floor heating to the Ground Floor
- Electric Vehicle charging point
- Fitted Shaker style Kitchen with quartz worktops
- Brushed Chrome electrical sockets & switches
- Engineered oak doors throughout
- Fibre Broadband (FTTP) & home networking points throughout
- Wired for security alarm & CCTV
- Spacious rear garden, enclosed by 1.8m fencing
- Tarmac Driveway
- Spacious Single Garage with electric garage door
- 5kW wood burning stove
- Air source heat pumps
- High level of thermal insulation





OUTSIDE The front elevation benefits from a spacious tarmacadam driveway, with parking for a number of vehicles, bordered by a range of shrubs and low lying wooden fence. Attached, spacious, Single Garage (5.50m x 4.00m) with electric garage door, EV charging point, window and door to the rear elevation.

The rear of the property features a generously sized enclosed rear garden. Grey riven natural stone slabs create a spacious patio adjacent to the home, with onward garden laid to lawn. The rear of the property looks towards the unspoilt countryside and Roundton Hill. External lighting to the front and rear of the property, outside tap and electrical socket.

N.B. A section of the rear garden falls outside the town boundary and remains amenity land. Contact the office for further information.

SERVICES Mains electricity, water and drainage. Air source heating.

N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

COUNCIL TAX Band to be assessed.

TENURE Freehold.

VIEWING By prior arrangement with the selling agent.

DIRECTIONS From Newtown proceed on the A489 signposted Craven Arms passing through the villages of Kerry and Sarn and on to Churchstoke. On entering the village proceed over the river bridge and take the first left turning onto Hall Bank and proceed for a short distance to the development.

NEGOTIATIONS All interested parties are respectfully requested to negotiate directly with the Selling Agents.

MONEY LAUNDERING REGULATIONS On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

MORTGAGE SERVICES If you require a Mortgage, (whether buying through MMP or any other agent), then please get in touch. We have an in-house Independent mortgage adviser (Mortgage Advice Bureau) who has access to a wealth of mortgage products. Appointments can be arranged to suit your individual requirements. Should you decide to use the services of MAB you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

SURVEY DEPARTMENT If you are not buying through MMP then why not let our qualified surveyors inspect and report on the home you are buying before you complete the purchase. We can undertake RICS Home Surveys Level 1, Level 2 (survey only), and Level 2 (survey and valuation) these will provide a comment on any significant defects and items requiring repair. For further information contact any of our offices.

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