



MORRIS
MARSHALL
POOLE

4 Roundton Place

Churchstoke, Montgomery, Powys, SY15 6EN

Asking Price: £575,000

Spacious Entrance Hallway (3.18m x 3.00m) with double cloakroom cupboard and understairs storage.

Adjacent Cloakroom with WC and washbasin.

Open Plan Kitchen/Dining/Living Room benefiting from triple bi-fold aluminium doors and additional French doors leading out to the rear patio and lawn, taking full advantage of the outstanding view.

The fitted Shaker style Kitchen benefits from quartz worktops, extending to a breakfast bar and a range of integrated appliances including electric oven, ceramic hob, fridge freezer, dishwasher, and wine cooler. The Kitchen/Diner (5.08m x 3.44m) opens through to the spacious Living Area (4.58m x 4.08m) perfect for entertaining and family living, complete with wood burning stove set on slate hearth.

Part glazed oak double doors open to a Sitting Room (4.09m x 3.40m) benefitting from dual aspect windows to the front and side elevation. Adjacent to the kitchen features a spacious Utility Room (2.66m x 2.12m) with base units, sink and recess for washing machine and tumble dryer.

Staircase with hardwood handrail leading to the first floor.

Bedroom One (3.65m x 3.48m) benefits from extensive views towards Roundton Hill and benefits from double built-in wardrobe.

Adjacent tiled Ensuite comprising large shower, with dual shower head, vanity washbasin, WC and dual fuel towel rail. Bedroom Two (3.82m x 2.74m), also located to the rear of the property, benefitting from double built-in wardrobe and spacious tiled Ensuite comprising large shower, vanity basin, WC and dual fuel towel rail.

Family Bathroom (3.32m x 2.34m) comprising bath, additional shower unit including dual shower head, vanity basin, WC and dual fuel towel rail.

Two further spacious Double Bedrooms located to the front elevation, each with double integrated wardrobes complete the first floor. (Bedroom 3 - 3.35m x 2.74m) (Bedroom 4 - 3.42m x 3.00m)



- 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 and 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 property benefits from an enclosed front tarmacadam driveway, with parking for multiple vehicles. Attached large Single Garage (5.50m x 4.25m) with electric roller shutter door, doorway to the rear garden and EV charging point. The front elevation is bordered with a range of shrubs and plants.

The rear of the property benefits from extensive countryside views towards Roundton Hill. Grey riven natural stone slab footpath extend to a spacious patio, leading from the triple bi-fold doors. Onward garden laid to grass, enclosed by 1.8m high boundary fence supported by concrete posts. Outside tap, electrical socket and lighting.

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 to Churchstoke on the A489 passing through the villages of Kerry and Sarn. On reaching Churchstoke, take the left hand turn onto Hall Bank. Continue up the lane and the development is located on the right hand side.

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 before 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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