

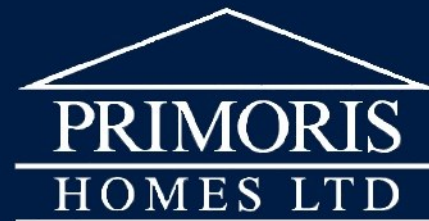
# LONG MOUNTAIN VIEW



Roger  
Parry  
& Partners



Country Property  
Innovations  
LTD



# Long Mountain View, Trewern, Welshpool SY21 8EE

**Plots 1 & 2** - Two bedroom detached bungalow

**Plot 3** - Three bedroom detached bungalow

**Plots 4, 5, 7 & 8** - Three bedroom semi –detached house

**Plots 6 & 9** - Four bedroom detached house

Set against the spectacular backdrop of The Breiddens Long Mountain View is a collection of four house types set on nine plots, with spectacular surrounding views. The site is well located for local transport links including the A458 for routes towards Welshpool and Shrewsbury.

The four house types include two bedroom detached bungalows, a three bedroom detached bungalow, three bedroom semi-detached houses and four bedroom detached houses. The site and properties will be finished to a high specification offering spacious living accommodation in attractive surroundings.

Externally all of the properties will come with front and rear gardens as well as parking for at least two cars. The detached three bedroom bungalow and both four bedroom detached houses will come with a detached single garage.

The properties will have the benefit of Anthracite grey uPVC double glazing, air source underfloor heating throughout the ground floor accommodation with radiators on the first floor, and fibre broadband in all properties.

The properties will also benefit from a **10 year LABC warranty**.

At this early stage purchasers will be able to put their own stamp on the property with optional flooring, kitchen and tile specification

Reservation and viewings of the site are available now, please contact agents to discuss further.

## Location

Trewern is a conveniently located village situated 4.5 miles from Welshpool and with direct access onto the A458 for routes towards Shrewsbury. Local amenities include a primary school and Italian restaurant.

The village is a popular residential area, with outstanding rural countryside views and excellent hiking routes, especially around the nearby Breiddens and Rodney's Pillar.

EPC Rating: TBC



## Specifications

At Primoris Homes, we pride ourselves on building homes we would want to live in ourselves. We believe it's the little touches that make a house a home and this is why our plots on Long Mountain View Include the following features:

- ♦ LABC 10 year warranty
- ♦ Air source heat pump with underfloor heating on ground floor
- ♦ UPVC maintenance free anthracite UPVC windows
- ♦ Choice of kitchen – with integrated oven/hob, dishwasher and fridge/freezer \*
- ♦ Choice of ceramic floor tiles and carpets \*
- ♦ Contemporary white bathrooms with chrome fittings
- ♦ En-suite bathroom to selected master bedrooms
- ♦ White Dordogne panel doors
- ♦ Single garage to plots 3, 6, 9 (6m x 3m)
- ♦ Fire alarms
- ♦ Sprinkler system
- ♦ BT Fibre Broadband
- ♦ Large plots bordering open countryside
- ♦ Turfed front and rear gardens
- ♦ Maintenance free anthracite UPVC Soffit and fascia's

\* At relevant stage and as specified for individual house types – ask for details.



# LONG MOUNTAIN VIEW

## SITE PLAN & HOUSE TYPES

(NOT TO SCALE FOR IDENTIFICATION PURPOSES ONLY)









## PLOTS 1 & 2

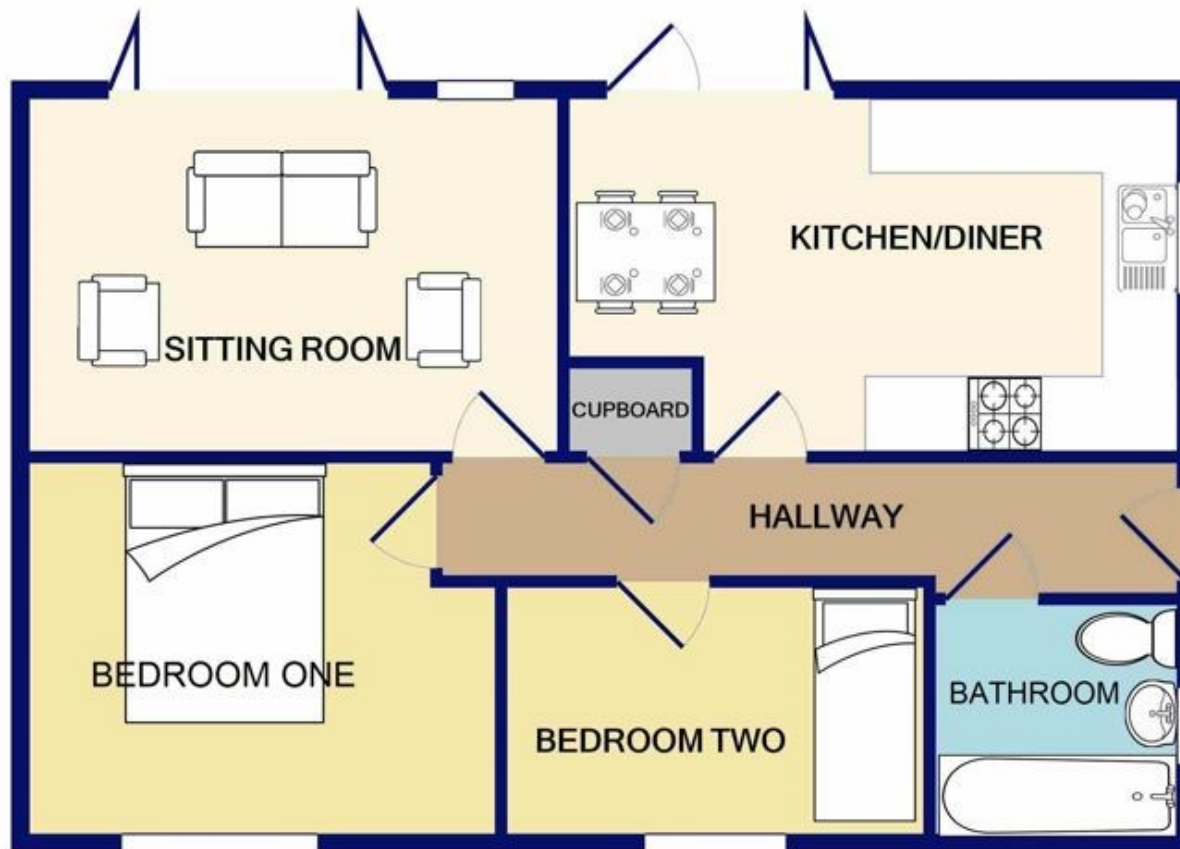
TWO BEDROOM DETACHED  
BUNGALOW WITH PARKING

*For illustrative purposes only*





Two Bedroom Detached Bungalow Floor Plan (Plots 1 & 2)  
(not to scale for identification purposes only)



Sitting Room

9' 7" x 14' 3" (2.95m x 4.35m)

Kitchen/Diner

9' 7" x 16' 4" (2.95m x 5m)

Bedroom One

10' 2" x 12' 6" (3.10m x 3.85m)

Bedroom Two

6' 7" x 11' 3" (2.05m x 3.45m)

Bathroom

5' 9" x 6' 4" (1.80m x 1.95m)







PLOT 3

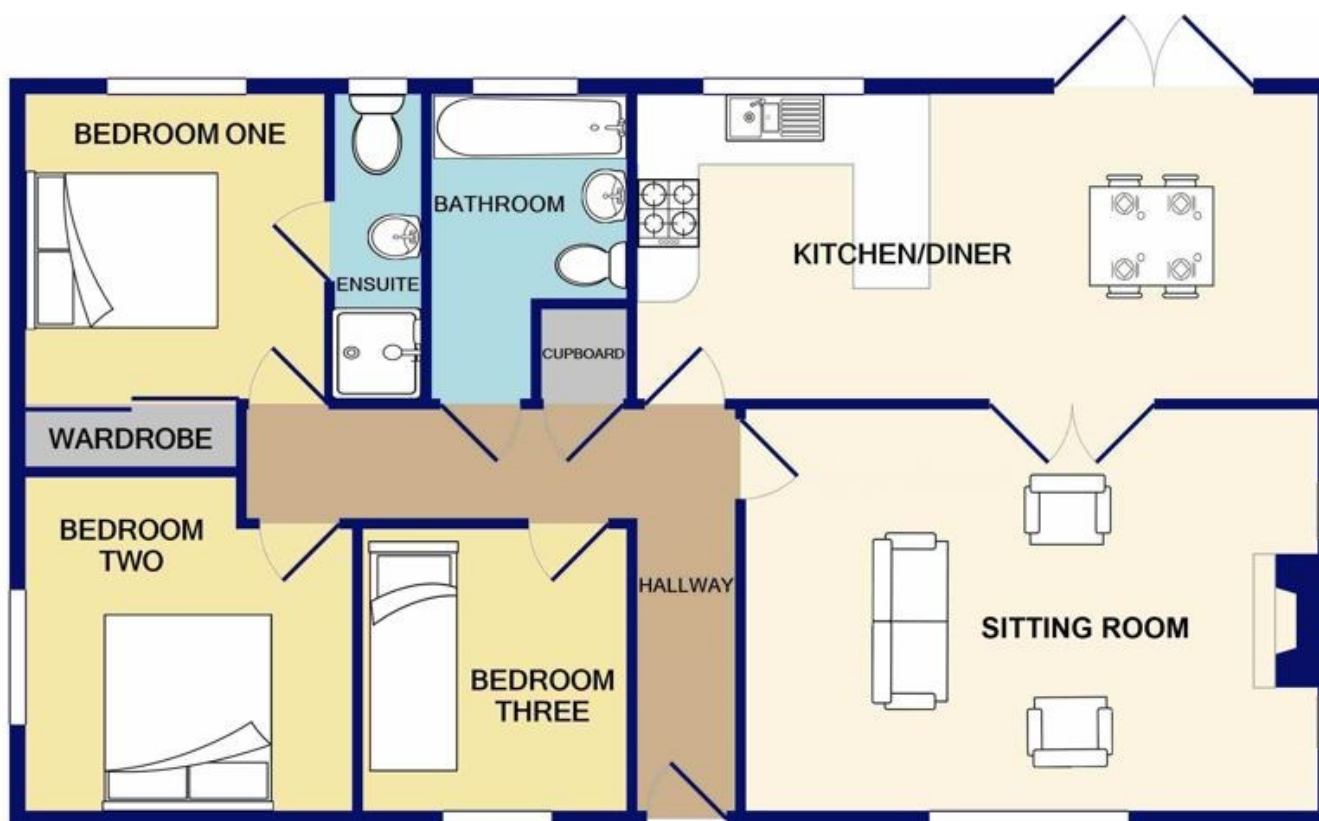
THREE BEDROOM DETACHED  
BUNGALOW WITH SINGLE GARAGE



*For illustrative purposes only*



Three Bedroom Detached Bungalow Floor Plan (Plot 3)  
(not to scale for identification purposes only)



Sitting Room

12' 6" x 17' 8" (3.85m x 5.44m)

Kitchen/Diner

9' 7" x 21' 6" (2.95m x 6.54m)

Bedroom One

9' 7" x 9' 5" (2.95m x 2.90m)

Ensuite

9' 7" x 2' 9" (2.95m x 0.90m)

Bedroom Two

10' 6" max x 10' 3" (3.25 max x 3.15m)

Bedroom Three

9' x 8' 4" (2.75m x 2.55m)

Bathroom

9' 7" max x 5' 7" (2.95m max x 1.75m)







PLOTS 4, 5, 7 & 8

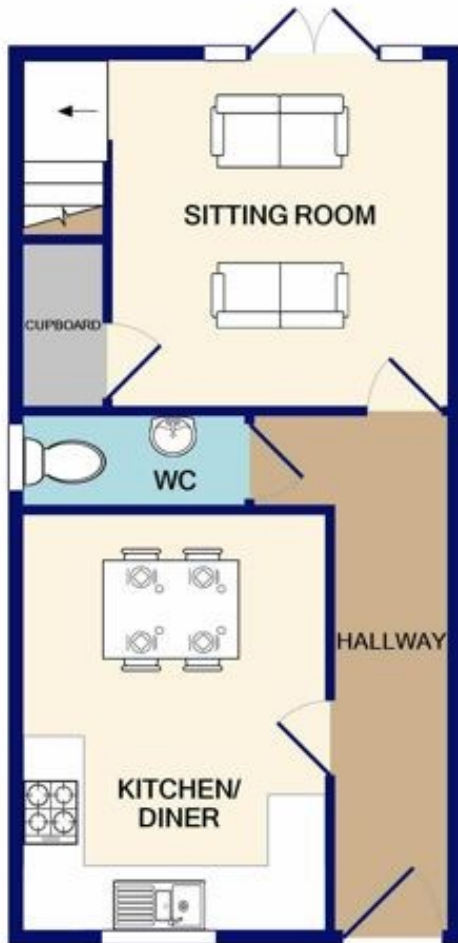
*For illustrative purposes only*



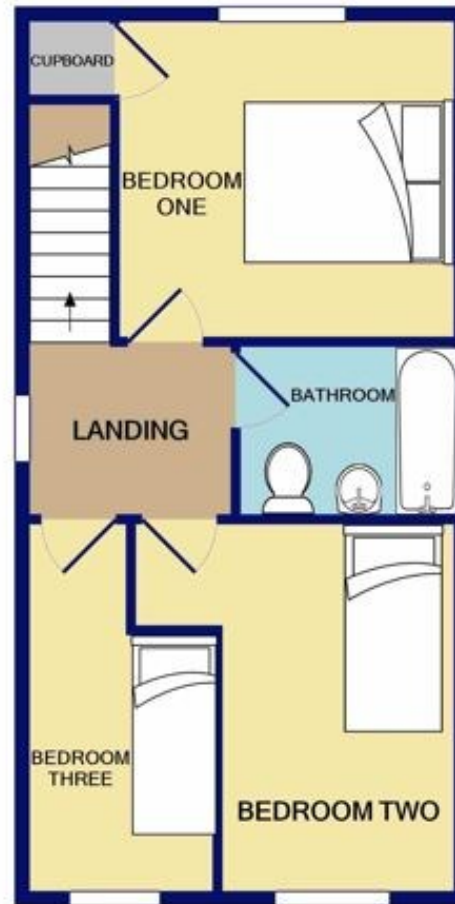
THREE BEDROOM SEMI-  
DETACHED HOUSE WITH  
PARKING



Three Bedroom Semi-Detached House Floor Plan (Plots 4, 5, 7 & 8)  
(not to scale for identification purposes only)



GROUND FLOOR



1ST FLOOR

Sitting Room

11' 6" x 11' 3" (3.55m x 3.45m)

Kitchen/Diner

13' 9" x 10' 2" (4.25m x 3.10m)

Bedroom One

10' 7" x 10' 8" (3.25m x 3.30m)

Bedroom Two

12' 1" max x 7' 8" (3.70 max x 2.25m)

Bedroom Three

12' 1" x 6' 4" (3.70m x 1.95m)

Bathroom

5' 7" x 7' 4" (1.75m x 2.25m)







PLOTS 6 & 9

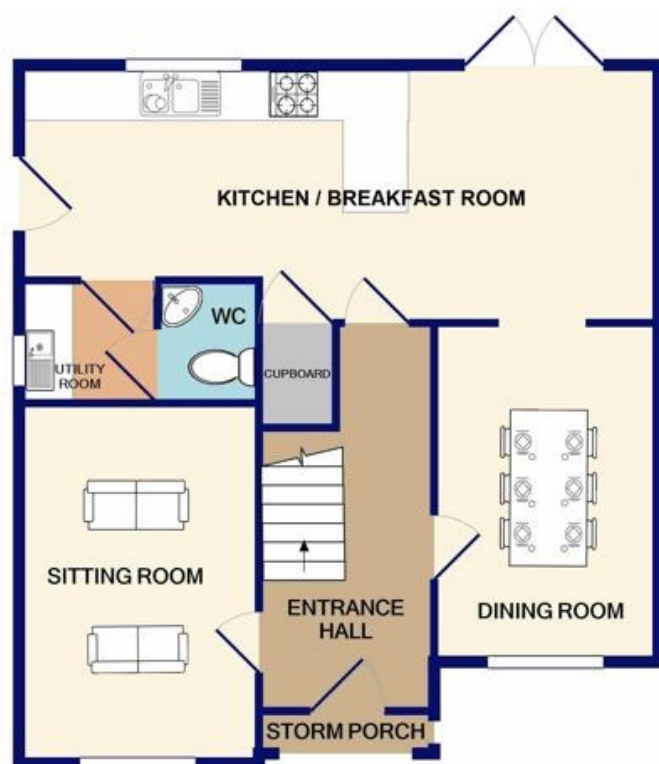
FOUR BEDROOM DETACHED  
HOUSE WITH SINGLE GARAGE

*For illustrative purposes only*

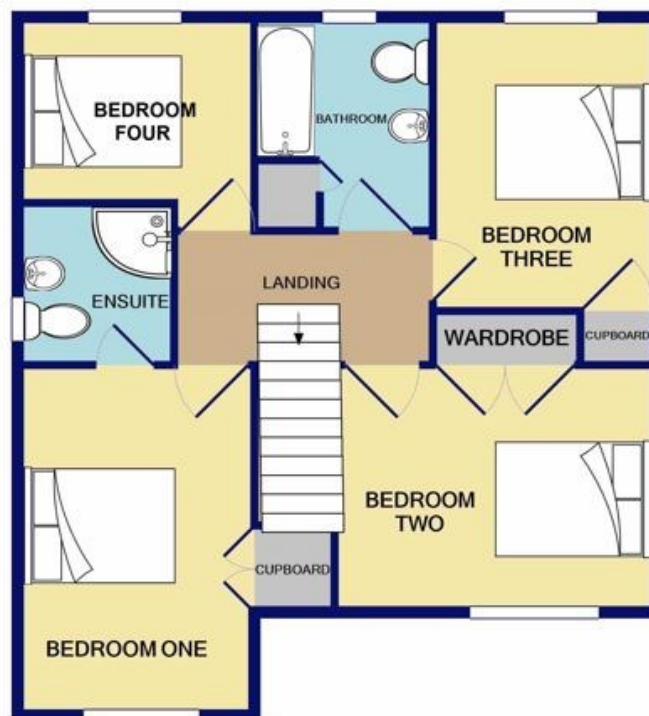




# Four Bedroom Detached House Floor Plan (Plots 6 & 9) (not to scale for identification purposes only)



GROUND FLOOR



1ST FLOOR



## Sitting Room

14' 4" x 8' 7" (4.40m x 2.65m)

## Kitchen/Breakfast Room

10' 3" x 25' 6" (3.15m x 7.80m)

## Dining Room

13' 6" x 9' (4.15m x 2.75m)

## Utility Room

4' 9" x 9' (4.15m x 2.75m)

## Bedroom One

13' 8" x 8' 7" (4.20m x 2.65m)

## Ensuite

6' 9" x 6' 2" (2.10m x 1.90m)

## Bedroom Two

9' 7" x 12' 6" (2.95 x 3.85m)

## Bedroom Three

13' 9" x 8' 4" (4.25m x 2.55m)

## Bedroom Four

9' x 9' 5" (2.75m x 2.90m)

## Bathroom

9' 8" x 7' 1" (2.75m x 2.90m)

*From Shrewsbury - Take the A458 West (signposted Welshpool) Upon reaching the village of Trewern continue until a sharp left hand bend, before you continuing around the corner, take the right onto Criggion Lane. The site is on your left after 100 yards.*

*From Welshpool - Take the A458 east (Signposted Shrewsbury) and continue until reaching the village of Trewern. Pass the school and as the road begins to turn right, take the left hand turn onto Criggion Lane. The site is on your left after 100 yards.*

## 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

SY21 7SQ

welshpool@rogerparry.net

01938554499



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**[www.primoris.co.uk](http://www.primoris.co.uk)**



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