



Holters

Local Agent, National Exposure

16 Rosemary Drive, Tregynon, Newtown, SY16 3EG

Offers in the region of £355,000



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Set in the idyllic village of Tregynon on you will find this lovingly maintained detached bungalow. 16 Rosemary Drive has so much to offer so read on to find out more....

Key Features

- Well Presented Detached Bungalow
- 4 Bedrooms, 2 with En-Suites
- Spacious Lounge with Log Burner
- Kitchen with Separate Utility Room
- Impressive Conservatory
- Enclosed Rear Garden
- Idyllic Village Location
- Off Road Parking & Garage
- EPC D

The Property

16 Rosemary Drive is a wonderful detached bungalow set in a residential cul-de-sac in the idyllic village of Tregynon. With a generous 1,700 sq ft of living space, this property offers a cosy yet spacious environment for you to call home. The layout is thoughtfully designed to create a warm and inviting atmosphere throughout.

Internally, the property greets you with a welcoming hallway which flows nicely through the property. To your right is the spacious lounge area which has a wonderful log burner and a pleasant outlook to the front. This generous reception room provides ample space for a lounge area in addition to a dining table and chairs, and could be adapted to suit your family's needs. The kitchen is fitted with a range of matching wall and base units and benefits from an induction hob, an integrated electric oven and further space for a dining table and chairs. The matching wall and base units continue through to the utility room which offers space for a washing machine and dryer and also benefits from a useful storage cupboard. From the utility room there is access to the impressive conservatory which is a wonderful and light room, perfect for having your morning coffee whilst

enjoying the outlook to the beautifully landscaped rear garden.

In addition to the living areas, the hallway gives access to all of the bedrooms, the family bathroom and the airing cupboard. Two of the bedrooms benefit from en-suites which are both fitted with an electric shower, wc and wash basin. The family bathroom is fitted with a white suite comprising of bath, wc and wash basin. The fourth bedroom is currently used as a home office by the current owners and enjoys views of the rear garden.

Another standout features of this property is the parking provision - with space for 4 vehicles, you'll never have to worry about finding a spot for your car or having guests over. Convenience at its finest! Boasting two driveways, a double gated secure parking area and a single detached garage, which has electric sockets and lighting already installed.

Outside, this property is set within well maintained front and rear gardens with mature flowered beds and shrubs. The rear garden has been landscaped to create wonderful patio and seating areas whilst maintaining the lawn area. Given the generous plot size of approx. 0.17 acres both the property and gardens are well proportioned.

This lovely bungalow on Rosemary Drive is sure to tick many viewers boxes, so don't miss out on the opportunity to make this wonderful property your own.

The Location

16 Rosemary Drive occupies an idyllic setting within the popular village of

Tregynon in the heart of the beautiful Mid Wales. The area is renowned for its outstanding natural beauty and is a haven for nature enthusiasts and those of an active disposition. Encompassed by stunning scenic countryside with rolling hill tops as far as the eye can see the village and nearby surroundings are popular with walkers and cyclists and present a variety of outdoor pursuits.

Tregynon is a close knit and friendly community which embraces the 'laid back', tranquil lifestyle and sits alongside the B4389 between the small town of Llanfair Caereinion (6 miles north) and much larger town of Newtown (5 miles south). The village offers useful facilities to include a church, a primary school, garage, shop, post office and a village hall which hosts a number of active social groups and clubs throughout the year.

The largest town in Powys, Newtown is situated approximately 10 miles from the Wales-England border and offers an extensive range of retail, recreational and educational facilities. Served by Arriva Trains Wales Newtown is easily accessible by Rail and holds several local bus services along with a daily returning National Express coach. There is outstanding education available in the area, with 8 junior/ infant schools including a special need school, and Newtown High School & Sixth Form. Newtown also hosts a post school college – Coleg Powys, which offers a wide range of vocational courses from Hair & Beauty to Agriculture. Newtown also offers a great deal of everyday essentials, with shops that include, farm materials, banks, supermarkets, electrical stores



and a large array of bars and restaurants. If you like to spend your time soaking up some local culture Newtown plays host to a theatre – Theatre Hafren, a museum-The Robert Owen Museum and Oriel Davies Gallery, a major public gallery of wales, which is home to national and international art and craft. If you are somebody that likes to participate in leisure activities and sports at any level, Newtown is an ideal place for you, with Welsh premier league Side Newtown who play their home football at Llatham Park, that recently secured a Europa League qualifying spot, to a wide selection of local clubs who play in organized leagues within Wales. Newtown holds several other sports clubs including Rugby, Bowls, Cricket, Tennis and a Basketball club who have recently been reformed as the Mid- Wales Basketball Club. The town also has a selection of gymnasiums and a thriving running scene.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band E

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of oil fired central heating.

Broadband

Enquiries via British Telecom indicates the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Nearest Towns/Cities

Newtown - 6 Miles
 Llanfair Caereinion - 6 Miles
 Welshpool - 13 Miles
 Llanidloes - 16 Miles
 Machynlleth - 29 Miles
 Shrewsbury - 30 Miles

What3Words

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Wayleaves, Easements and Rights of Way

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

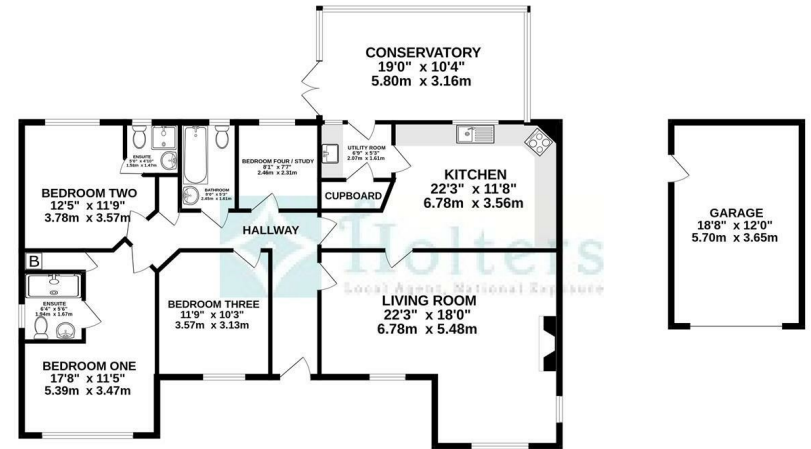
Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer's identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
 1700 sq.ft. (158.0 sq.m.) approx.



TOTAL FLOOR AREA: 1700 sq.ft. (158.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			76
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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