

FOR SALE

2 Ty'r Afon Plantation Lane, Newtown, Powys, SY16 1LH



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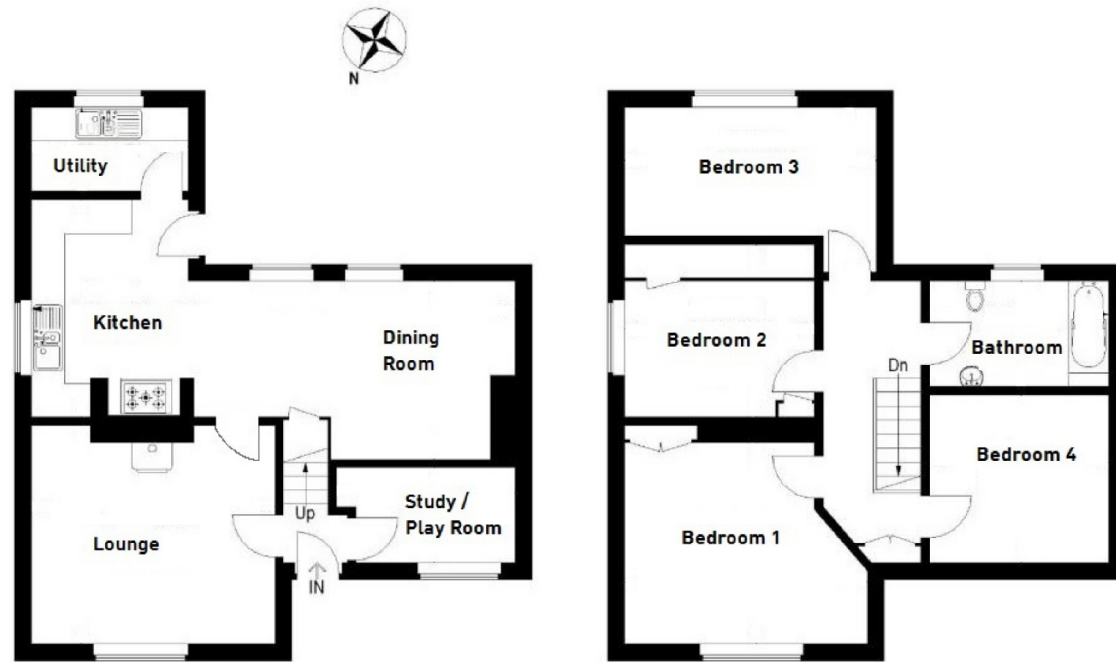


Illustration for identification purposes only, measurements are approximate, not to scale.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



FOR SALE

£200,000

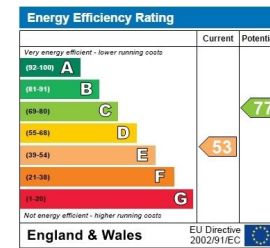
2 Ty'r Afon Plantation Lane, Newtown, Powys, SY16 1LH

Generous four bedroom semi detached family home with a large lawned and well fenced front garden, gated off road parking, outside workshop and covered wood store. The property is conveniently situated within walking distance for local sports centre, high school & town centre shops. No Onward Chain.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. Mortgage/ financial advice. We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. Do you require a surveyor? We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01938 555 552

Welshpool office: 14 Broad Street, Welshpool, Powys, SY21 7SD E. welshpool@hallsgb.com



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2 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- **NO ONWARD CHAIN**
- **Four bedrooms**
- **Close to Local Amenities**
- **Fenced garden and parking**
- **Refitted family bathroom**
- **Gas fired central heating**

Accommodation is as follows:

Frosted double glazed entrance door into

Entrance Hall

Stairs off

Lounge

4.32m x 3.78m (14'2 x 12'5)

Wood laminate flooring, central heating radiator, double glazed window to front elevation, picture rail, wood burning stove with decorative timber surround, television and phone socket. Door to

Kitchen

5.36m x 0.30m x 0.18m (17'7 x 12x7)

Range of wall and base units, laminate roll top work surfaces, 1 1/2 bowl stainless steel drainer unit, tiled splash back, part tiled floor, two double glazed windows to side elevation, double glazed window to rear, beamed ceiling, space for fridge, double glazed door to rear, central heating radiator, meter cupboard, under stairs storage cupboard, Range Cooker inset with exposed brick chimney breast, central heating thermostat. Opening into

Dining Area

3.18m x 3.10m (10'5 x 10'2)

Wood laminate flooring, double glazed window to rear elevation, central heating radiator

Utility

2.79m x 1.55m (9'2 x 5'1)

Wall mounted Worcester 35 CDI combination boiler, double glazed windows to rear and side elevation, laminate roll top work surfaces, stainless steel sink drainer unit, plumbing and space for washing machine, tiled floor, shelving

Study / Play Room

2.57m x 1.65m (8'5 x 5'5)

Double glazed window to front elevation, phone socket, central heating radiator

Landing

Loft access with drop down ladder, central heating radiator, linen cupboard with central heating radiator

Bedroom 1

4.17m x 3.78m (13'8 x 12'5)

Double glazed window to front elevation, central heating radiator, wood laminate flooring, built in wardrobe

Bedroom 2

3.53m x 3.07m (11'7 x 10'1)

Double glazed window to side elevation, central heating radiator, built in storage cupboard.

Bedroom 3

4.50m x 2.26m (14'9 x 7'5)

Double glazed window to rear elevation, central heating radiator, built in storage cupboard

Bedroom 4

3.10m x 2.97m (10'2 x 9'9)

Double glazed window to front elevation, central heating radiator

Family Bathroom

Refitted with 'P' shaped bath with electric shower over and glass screen, heated chrome towel rail, extractor fan, low level w/c, wash hand basin set on vanity unit with storage cupboard under, tiled splash back, frosted double glazed window to rear

Externally

To the front there is gated pedestrian access, gravelled pathway, lawn with timber fence surround, stocked borders, courtesy lights, shed, compost bin, gate to side.

To the rear, the property offers gated off road parking for 6 cars, courtesy lights, stocked borders,

Covered log store 12'5 x 8'1

Covered rear entrance canopy

Shed 11'5 x 12'2, shelving, power & light

W/C - quarry tiled floor and low level w/c

Covered bin storage area

Agents Notes

Property is offered For Sale with No Onward Chain

Services

It is understood that mains electricity, water, drainage and gas are connected at the property. None of these services have been tested by Halls

Local Authority/Tax Band

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS. Tel: 01938 552828

The property is in Band 'D'

Viewings

Strictly by appointment only with the selling agents Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Tel No: 01938 555552 Email: welshpool@halls.gb.com

Directions

From Welshpool, head to Newtown on A483, continue through Newtown, passing through the traffic lights by McDonalds and passed the former St Davids Church, proceed up New Road to the next traffic lights by Lidl Supermarket and turn left up Dolfor Road. Take the first turning right on to Plantation Lane, proceed passed the local convenience shop on the left and the High School forecourt on the right. The property will be found on the right hand side, identified by a Halls 'For Sale' board.

Money Laundering

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you.

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017).

Appropriate examples: Passport and/or Photographic Driving Licence and a recent Utility Bill.

Website

Please note all of our properties can be viewed on the following websites:

www.halls.gb.com

www.rightmove.co.uk

www.onthemarket.com