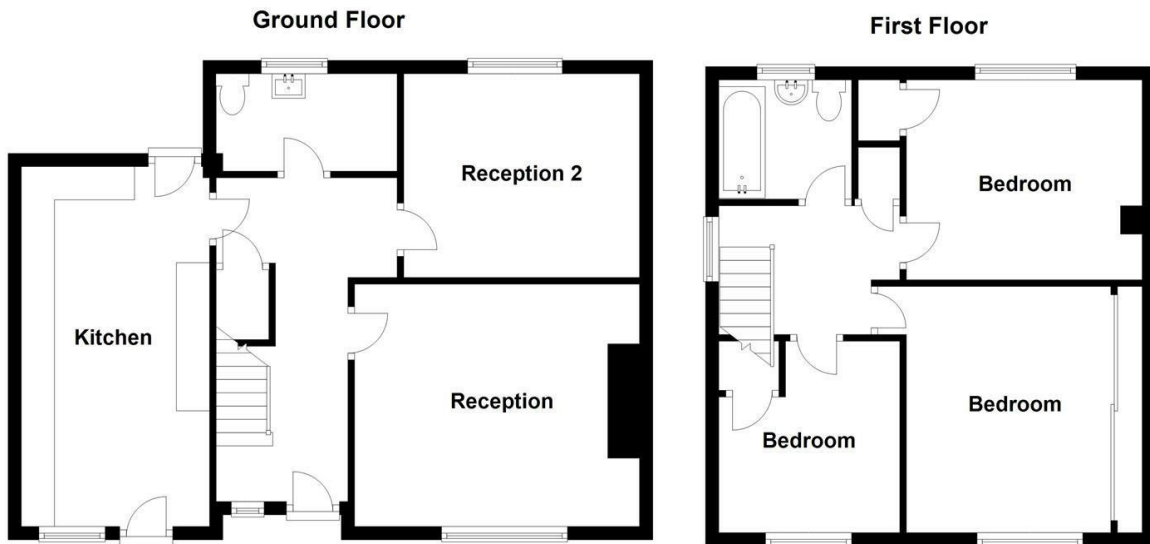


FOR SALE

6 Tan y Graig, Canal Road, Newtown, Powys, SY16 2JW



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007 Plan produced using PlanUp.



FOR SALE

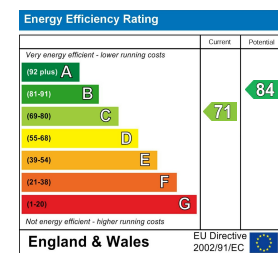
£185,000

6 Tan y Graig, Canal Road, Newtown, Powys, SY16 2JW

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 Rating



No Onward Chain. Situated in an elevated position in a quiet cul de sac on the edge of Newtown, this property has beautiful, far reaching views along the valley. The property has been extended to create a large kitchen /dining room opening onto the front patio area, entrance hall, W.C., utility room, lounge with wood burning stove and large picture window to maximise the views, landing, three generous bedrooms and refitted modern bathroom. The property has double glazing, solar photovoltaic panels reducing daytime running costs, gas fired heating, single garage, tiered rear garden with stunning views and patio/ entertaining area to the front.



01938 555 552

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- No Onward Chain
- Elevated Position in Newtown
- Large Kitchen/Diner
- Wood Burning Stove
- Solar Photovoltaic Panels
- Garage

Utility/W.C.

9'1 x 5'2 (2.77m x 1.57m)
With double glazed windows to the rear elevation, wall mounted wash hand basin, low level W.C., part tiled walls, laminate worksurface.

Kitchen/Breakfast Room

17'8 x 9'3 (5.38m x 2.82m)
Fitted with a modern range of high gloss wall and base units with laminate work surfaces, one and a half sink bowl drainer unit with mixer tap, stainless steel extractor canopy, five ring gas hob, electric oven, central heating radiator, double glazed window to both front and rear elevation, frosted double glazed door to the front leading onto the paved patio area. Integrated fridge and freezer, wood laminate floor covering, integrated dishwasher, double glazed rear access door.

Landing

Double glazed window to the side elevation, loft access with drop down ladder to boarded storage area, airing cupboard.

Bedroom One

12'7 x 10'9 (3.84m x 3.28m)
Double glazed picture window to the front elevation with views across the valley, wood laminate floor covering, range of louvre fronted wardrobes, central heating radiator.

Bedroom Two

10'7 x 10'3 (3.23m x 3.12m)
Double glazed picture window to the rear elevation, central heating radiator, wood laminate floor covering, built in wardrobe.

Bedroom Three

9'7 x 9'0 max measurements (2.92m x 2.74m max measurements)
Being L shaped, central heating radiator, double glazed window to the front elevation with views across the valley.

Bathroom

Which has been re-fitted with a modern white suite comprising bath with mixer tap, shower over and screen, heated chrome towel rail, low level W.C., wash hand basin with storage cupboard under, frosted double glazed window to the rear.

Single Garage

With up and over door.

Externally

To the front of the there are slate chipped teared beds, paved area for entertaining, two south facing decked seating areas with views across the valley.
To the rear there is a wood store, tiered garden with lawn backing on to woodland with countryside views, courtesy light.

Services

Mains electricity, water and gas central heating are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
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

Postcode for the property is SY16 2JW
What3Words Reference is loafing.allow.wording

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.

Websites

Please note all of our properties can be viewed on the following websites:
www.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com