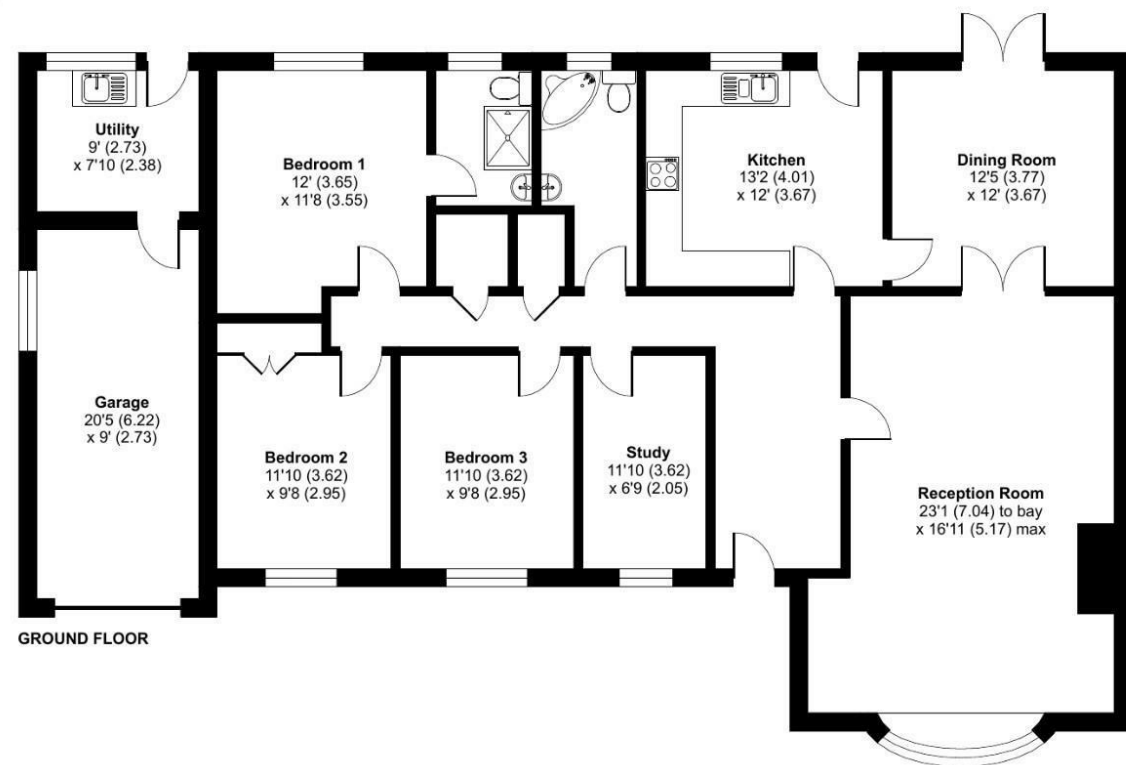


FOR SALE

The Firs, 5 Rosemary Drive, Tregynon, Newtown, Powys, SY16 3EP



Approximate Area = 1514 sq ft / 140.6 sq m
Garage / Utility = 264 sq ft / 24.5 sq m
Total = 1778 sq ft / 165.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Halls. REF: 1370562



FOR SALE

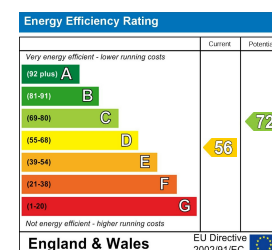
Offers in the region of £330,000

The Firs, 5 Rosemary Drive, Tregynon, Newtown, Powys, SY16 3EP

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



This well proportioned four bedroom bungalow is situated in the village of Tregynon and is close to local amenities. The property comprises of a generous entrance hall, large lounge with inset wood burning stove, double doors leading through to dining room with French doors leading out to the rear garden, kitchen/breakfast room, principal bedroom with ensuite, bedroom two with built in wardrobe, two further bedrooms and family bathroom. The property benefits from a single garage with a utility room to the rear, oil fired central heating double glazing, off road parking and well stocked gardens and pleasant cul-de-sac location.



01938 555552

Welshpool Sales

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



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01938 555552



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- **Spacious four-bedroom bungalow**
- **Located in Tregynon village**
- **Pleasant cul-de-sac location**
- **Single garage with utility room to the rear**
- **Off-road parking**
- **Well-stocked gardens**

UPVC frosted double glazed entrance door leading into

Entrance Hall

Openreach socket, two radiators, cloaks cupboard, shelved airing cupboard, double doors lead into

Lounge

Inset woodburning Stanley stove, radiator, double glazed bay window to front elevation, television point, glazed French doors lead into

Dining Room

Double glazed French doors to rear garden, radiator, door into

Kitchen

Fitted with a range of oak fronted wall and base units with laminate work surfaces, one and a half bowl stainless steel sink drainer unit with mixer tap, fridge freezer, electric cooker, extractor fan, tiled splashbacks, tiled floor, double glazed window to rear elevation, spotlights, radiator, UPVC double glazed rear access door, heating timer controls.

Bedroom One

Double glazed window to rear elevation, radiator, television point.

Ensuite

Large walk in shower, low level W.C., wash hand basin set on vanity unit with storage cupboard under, shaver light, heated chrome towel rail, frosted double glazed window to rear elevation, extractor fan.

Bedroom Two

Double glazed window to front elevation, radiator, built in double wardrobe.

Bedroom Three

Double glazed window to front elevation, radiator.

Bedroom Four/ Study

Double glazed window to front elevation, radiator.

Family Bathroom

Fitted with a coloured suite comprising of corner bath, low level W.C., pedestal wash hand basin, radiator, frosted double glazed window to rear elevation, extractor fan, shaver light.

Externally

To the front, the property has Tarmacadam off road parking, single garage with up and over door, lawned area, stocked borders with a wide variety of Evergreens, courtesy lights, gate to side of property and entrance canopy. To the rear is a paved patio area, lawn, courtesy light, stocked borders, shed, oil tank and tap. The property has a garage with up an over door, double glazed window to side elevation, loft access with dropdown ladder leading to boarded storage area with light. To the rear of the garage is a utility area with Mistral oil boiler, plumbing and space for washing machine and tumble dryer, stainless steel sink drainer unit, double glazed window to rear elevation and UPVC double glazed rear access door.

Services

Mains electricity, water and oil 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 'E'

Directions

Postcode for the property is SY16 3EP

What3Words Reference is grades.shears.contracting

Viewings

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

Anti Money Laundering Checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Websites

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