



52 Parc Hafod, Tregynon, Newtown, Powys, SY16 3EQ

Offers in the region of £289,000



Holters
Local Agent, National Exposure

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Have you been searching for the perfect family home? Well, stop right there because you've found it! This well presented detached property is set in the idyllic village of Tregynon and offers 4 bedrooms, a stylish open plan living area, an additional reception room, off road parking and an enclosed rear garden. Don't miss out on the opportunity to acquire this superb property which is available with no onward chain! *Video Tour Available*

Key Features

- Detached Family Home
- No Onward Chain
- Video Tour Available
- Recently Modernised
- 4 Bedrooms
- Well Presented Throughout
- Open Plan Living Area
- Convenient Utility Room & WC
- Enclosed Rear Garden
- Off Road Parking
- Idyllic Village Location
- EPC D

The Property

52 Parc Hafod is an impressive four bedroom detached house, set in a popular residential cul-de-sac in the idyllic village of Tregynon. This family home has been refurbished over recent years, including new windows and external doors fitted in 2022, to create a modern home ready for you to move straight into, and is available with no onward chain.

Internally, the property greets you with a welcoming hallway offering stairs to the first floor and access to both reception rooms. To your right is the spacious living room, which has been redesigned to create a wonderful open plan flow between the living room, kitchen and dining room. The lounge has a pleasant outlook to the front of the property, and the patio doors to the rear allow ample natural light to flood the room. There is a useful storage cupboard in the living room. The current owner has recently modernised the property, which includes a high quality fitted kitchen which showcases a range of matching white matt wall and base units, with an integrated double oven, electric hob with extractor fan,

fridge-freezer and dishwasher. The well designed kitchen offers a breakfast bar with space for two stools, whilst offering ample space for a dining table and chairs. The patio doors open out to the rear garden and allow light to fill the space. Continuing through to the utility room, you will find matching wall and base units and space and plumbing for a washing machine and tumble dryer. There is a convenient WC and access to the side of the property. The garage has been converted in previous years to create a further reception room, which could make a wonderful play room or sitting room.

Heading upstairs, you will find 4 bedrooms and the family bathroom. Three of the bedrooms benefit from built in wardrobes and storage space. Having been recently upgraded, the family bathroom is fitted with a white suite comprising of bath with mains shower over, wc and wash basin.

To the front of the property there is off road parking available for 2 vehicles on the paved driveway. There is gated side access to the enclosed rear garden. With defined fenced boundaries and a selection of plants and shrubs, the garden is largely laid to lawn.

Overall, this property offers wonderful accommodation both internally and externally, so don't miss out on the chance to secure such a delightful home!

The Location

52 Parc Hafod occupies an superb 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.

Services

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

Heating

Oil fired central heating.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Powys County Council - Band E.

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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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.

Money Laundering Regulations

In order to comply with current legislation, we

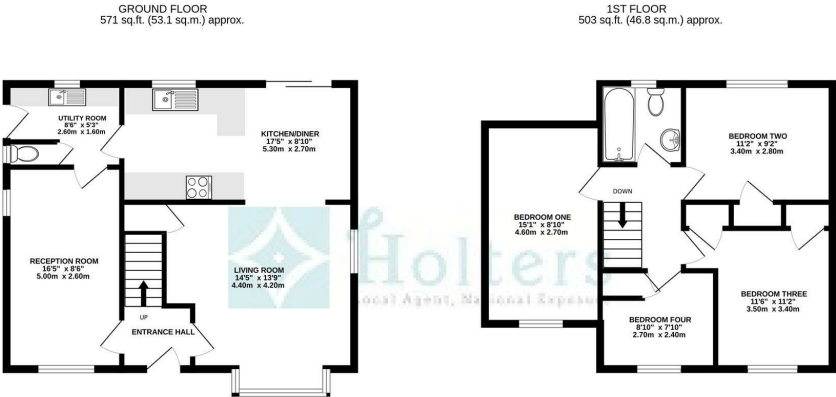
are required to carry out Anti-Money Laundering checks on all prospective purchasers verifying the customer’s identity. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being 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.

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.

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.



TOTAL FLOOR AREA - 1075 sq ft. (99.8 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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