



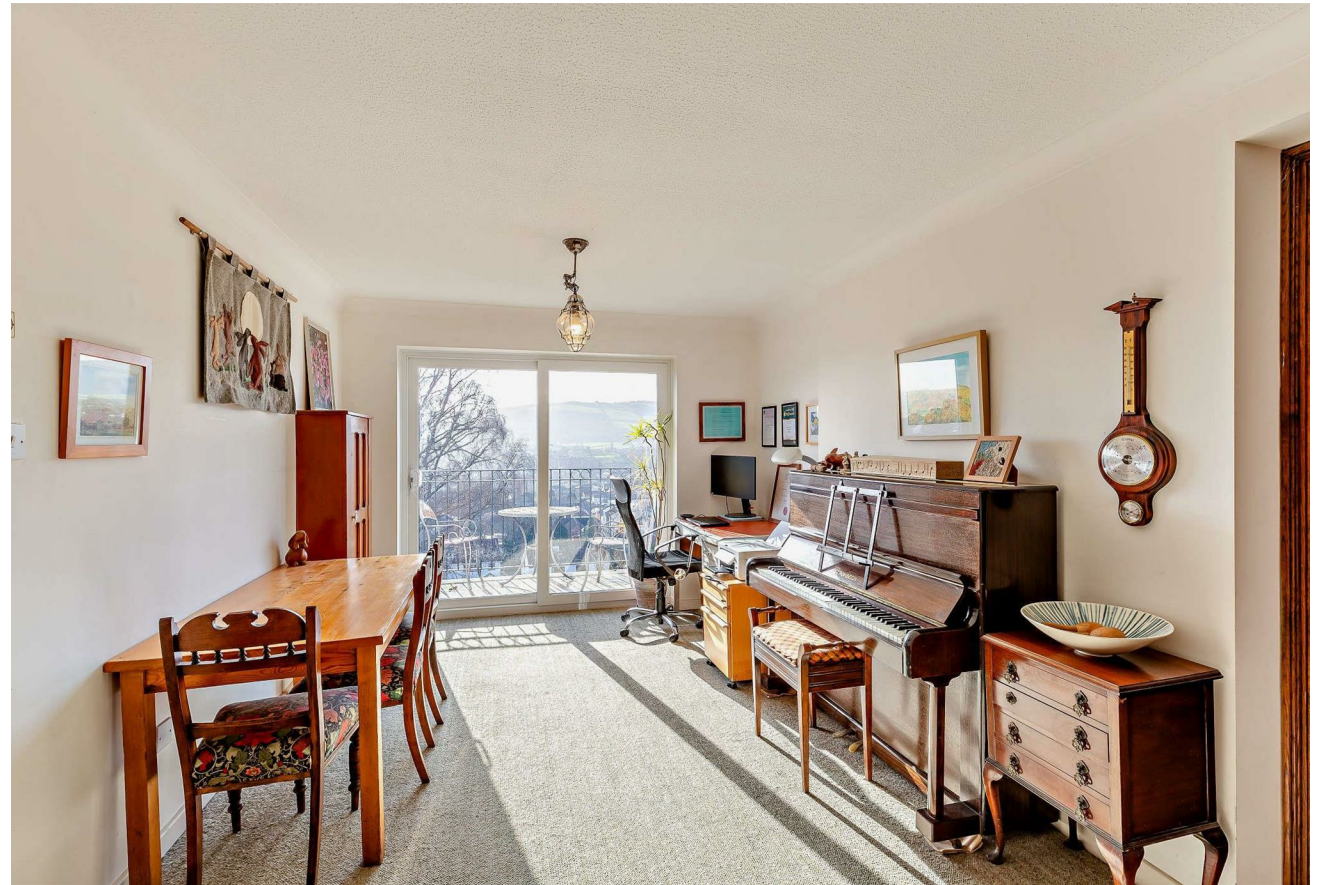
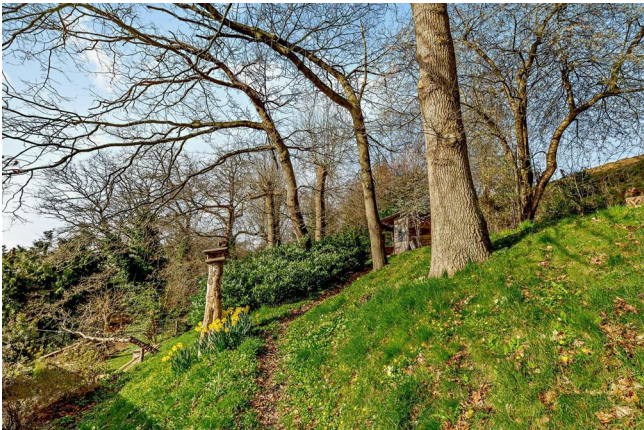
Roger
Parry
& Partners

Bryn Heulog Bryn Gardens, Newtown, Powys,
SY16 2DR



Bryn Heulog Bryn Gardens, Newtown, Powys, SY16 2DR
Asking Price £550,000

**STUNNING VIEWS * 5 BEDROOMS, 5 RECEPTIONS and 3 BATHROOMS * SELF CONTAINED 2 BEDROOM, 2 BATHROOM ANNEXE
PROVIDING AN INCOME * GARAGE * GENEROUS PARKING* NO ONWARD CHAIN**



DECRPTION

An impressive and unique detached split level house which enjoys stunning views across the town towards countryside beyond. The main part of the house has 5 bedrooms, 5 receptions and 3 bathrooms and is set over 2 floors, there is also a self contained 2 bedroom, 2 bathroom self contained annexe with a generous patio area which is currently used for airbnb which can bring in an income of around £36,000 pa at maximum capacity. Outside there is a garage, generous parking and turning space and spacious gardens to the front and rear and a large enclosed patio area. The property needs to be viewed in order to be able to appreciate the size and flexibility of the accommodation on offer.

ENTRANCE

Double doors to:

ENTRANCE HALL

14'11" x 6'0"

Double glazed window to the side, exposed brickwork to one wall. Door to INNER HALLWAY with staircase to the first floor and door to ground floor accommodation.

GALLERIED LANDING/OFFICE

16'9" x 10'5"

Double glazed patio doors to the wrap around balcony giving views across Newtown to countryside beyond. Opening to the landing with door to the kitchen and double doors to:

SITTING ROOM

19'5" x 18'6"

Large double glazed picture window enjoying far reaching views, raised hearth with wood burning stove and resin mantle, exposed brick to one wall and opening to:

DINING ROOM

14'3" x 12'1"

Currently used as a games room. Double glazed French doors and side screens to the large patio entertainment area. Door to:

KITCHEN/BREAKFAST ROOM

17'5" x 14'9"

Fitted with a range of base cupboards and drawers with wooden work surfaces over, appliance space, plumbing and space for dishwasher, stainless steel sink with mixer tap under a double glazed window to the rear aspect, part tiled splashbacks, tiled floor, gravity fed oil Rayburn range cooker which heats water and towel rail in bathroom, space for electric cooker, composite stable door and window to the rear. Door to:

UTILITY ROOM

6'10" x 6'6"

Stainless steel sink with work surface, plumbing and space for washing machine, space for tall fridge freezer, double glazed window to rear and door to:

CLOAKROOM

Low level W.C., wall mounted wash hand basin and double glazed window to the rear.

LANDING

Walk in airing cupboard with water tank, immersion and shelving.

BEDROOM ONE

12'1" x 14'1"

Double glazed window enjoying far reaching views. Door to:

EN SUITE BATHROOM

Panel bath with central mixer tap and Mira electric shower over, wall mounted wash hand basin, low level W.C., extractor fan and part tiled walls,

BEDROOM TWO

12'1" x 10'10"

Double glazed window to the rear aspect. Door to: WASHROOM with wall mounted wash hand basin with tiled splashback.

SHOWER ROOM

Walk in fully tiled shower cubicle with power shower, low level W.C., wall mounted wash hand basin, extractor fan and heated towel rail.

BEDROOM THREE

10'4" x 10'11"

Double glazed window enjoying far reaching views.

GROUND FLOOR**SHOWER ROOM.**

Walk in shower cubicle with Triton electric shower, low level W.C., pedestal wash hand basin with mixer tap, heated towel rail, tiled floor and extractor fan.

SITTING ROOM

13'0" x 13'5"

Wall mounted electric heater and a double glazed window to the front aspect.

BEDROOM FIVE/KITCHEN

12'0" x 7'0"

(This space was intended to be used as a kitchen) Wall mounted electric heater, built in storage area and double glazed window to the front aspect.

BEDROOM FOUR

16'7" x 10'0" max

Built in recess with cupboards above and double glazed window to the front aspect.

OFFICE/CONFERENCE ROOM

17'6" x 18'3"

Door to the front, short staircase to bedroom four and a door to the annexe. Double glaze window to the front aspect.

KITCHEN AREA with base cupboards with work surface over, stainless steel sink with mixer tap and part tiled splash back, plumbing and space for washing machine, wood effect flooring.

SELF CONTAINED ANNEXE

Currently used for Airbnb.

ENTRANCE CANOPY

Double glazed door to:

KITCHEN/BREAKFAST ROOM

11'5" x 17'3"

Fitted with a range of base cupboards and drawers with wooden work surfaces over, one and a half bowl stainless steel sink with mixer tap, integrated fridge and freezer, dishwasher, electric hob and oven with extractor hood over, tiled floor with underfloor heating. Space for a table and a double glazed window to the front aspect.

LOUNGE

10'4" x 16'0"

Double glazed picture window enjoying far reaching views. wood effect flooring with underfloor heating, double glazed door and window leading to an enclosed patio entertainment area.

BEDROOM ONE

11'0" x 10'9" max

Wall mounted electric heater and a double glazed window to the side aspect. Door to:

EN SUITE BATHROOM.

Panel bath with Triton elctric shower over, low level W.C., wall mounted wash hand basin, part tiled walls, heated towel rail and extractor fan.

BEDROOM TWO

8'11" x 12'5"

Wall mounted electric heater, built in airing cupboard and a double glazed window to the front aspect. Door to:

EN SUITE SHOWER ROOM

Walk in fully tiled shower cubicle, low level W.C., wall mounted wash hand basin with tiled splash back, heated towel rail and extractor fan.

OUTSIDE**FRONT**

Private steep tarmac driveway (Neighbouring property has access over initial part) leading up to generous off road parking and turning space and leading to the garage.

SIDE

Large paved patio entertainment area making the most of the extensive views. Wood store and gate to rear gardens.

REAR

The rear garden is sloped with lawn and a selection of trees and backs onto farmland. Garden shed. Viewing shelter at the very top of the garden making the most of the stunning views. Small pond. Access down the side of the property to the front.

GARAGE

18'5" x 15'8"

With twin doors, power and light, window to the rear and loft access.

ACCESS

The property is located up a steep drive in an elevated position.

Floor Plan
(not to scale - for identification purposes only)

Ground Floor
Approx. 181.1 sq. metres (1734.2 sq. feet)



General Services:

Local Authority:

Council Tax Band: G

EPC Rating: E

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

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

Directions:

What3words reference is: width.grouping.added From our Office on Berriew Street, head South-West on the A458 for 1.6 miles, at the Sarn Bryn Caed Roundabout take the 3rd exit onto A483 towards Newtown. At the roundabout turn left onto Pool Road. At the traffic lights turn right onto B4568 and continue to the mini roundabout, take the 3rd exit onto Crescent Street. Take the 1st left which is marked as a dead end and continue

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499

**Roger
Parry
& Partners**

Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.