



Roger  
Parry  
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Parkside Llanidloes Road, Newtown, SY16  
1HF



Parkside Llanidloes Road, Newtown, SY16 1HF  
Offers In The Region Of £299,950

This impressive 4 bedroom, 2 reception, 2 bathroom house benefits from 2 heated cellar rooms and has been recently improved and updated. Benefitting from a utility room, cloakroom, off road parking and a garden. NO ONWARD CHAIN.



**ENTRANCE**

Outside light, composite front door to:

**UTILITY ROOM**

9'3" x 6'11" (2.83 x 2.11)

Fitted with a range of base cupboards with work surface over, matching eye level cupboards, stainless steel sink with mixer tap, part tiled splash backs, appliance space, tiled floor, radiator, door to kitchen and uPVC double glazed window to the front.

**CLOAKROOM**

White suite comprising low level W.C., corner wash hand basin, part tiled walls, tiled floor, built-in cupboard with shelf over, radiator and a uPVC double glazed window to the side.

**KITCHEN/BREAKFAST ROOM****KITCHEN**

16'11" x 8'7" (5.16 x 2.61)

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, breakfast island/breakfast bar with cupboards, one and a half bowl stainless steel sink with mixer tap, part tiled walls, 4 ring electric hob with concealed extractor hood over, double oven with cupboards above and below, tall storage cupboard, recess for American style fridge-freezer with wine rack over, tiled floor, hatch to loft, inset ceiling lights, coved ceiling, wall mounted gas central heating boiler and open to:

**BREAKFAST ROOM**

15'7" x 6'8" (4.74 x 2.02)

Tiled floor, radiator, uPVC double glazed window and French doors to the front patio.

**UPPER HALLWAY**

Built in storage cupboard with shelving, door to the sitting room and staircase to the first floor.

**LIVING ROOM**

15'5" x 15'0" (4.71 x 4.56)

Wood effect flooring, radiator, dado rail, coved ceiling, feature fire surround with inset electric pebble effect fire, uPVC double glazed window to the side and an archway to:

**DINING ROOM**

15'11" x 7'0" (4.85 x 2.13)

Radiator, 3 feature alcoves, 2 with shelving, dado rail, wood effect flooring, uPVC double glazed window to the side and door to:

**CELLAR ROOM ONE**

15'9" x 15'0" (4.81 x 4.58)

Measurement includes staircase. Radiator, fireplace, power and light and doorway to:

**CELLAR ROOM TWO**

18'10" x 10'6" (5.73 x 3.19)

Radiator and power and light.

**FIRST FLOOR LANDING**

Radiator, staircase to the second floor and uPVC double glazed window to the side.

**BEDROOM ONE**

18'10" x 10'6" (5.75 x 3.19)

Dual aspect with uPVC double glazed windows with views toward open countryside to one side. Radiator and wood effect flooring.

**BEDROOM TWO**

15'0" x 9'11" (4.58 x 3.03)

Radiator, built in double airing cupboard with a radiator and slatted shelving, wood effect flooring and a uPVC double glazed window to the side aspect.

**SHOWER ROOM**

White suite comprising low level W.C., pedestal wash hand basin, fully tiled shower cubicle, radiator, part tiled walls, wood effect flooring, extractor fan, light/shaver socket and a uPVC double glazed window to the side.

**SECOND FLOOR LANDING**

Double glazed Velux window.

**BEDROOM THREE**

18'11" x 11'1" (5.77 x 3.38)

Radiator, two built in double wardrobes, double glazed Velux window and uPVC double glazed window to the side.

**BEDROOM FOUR**

15'0" x 10'10" (4.57 x 3.29)

Radiator, built in double wardrobe, uPVC double glazed window to the side and a double glazed Velux window. Internal window to the landing.

**BATHROOM**

White suite comprising low level W.C., pedestal wash hand basin, fully tiled shower cubicle, panel bath with mixer tap and shower attachment, part tiled walls, wood effect flooring, radiator, extractor fan and a double glazed Velux window.

**OUTSIDE****OFF ROAD PARKING**

Shared drive leading to gravel off road parking for two cars.

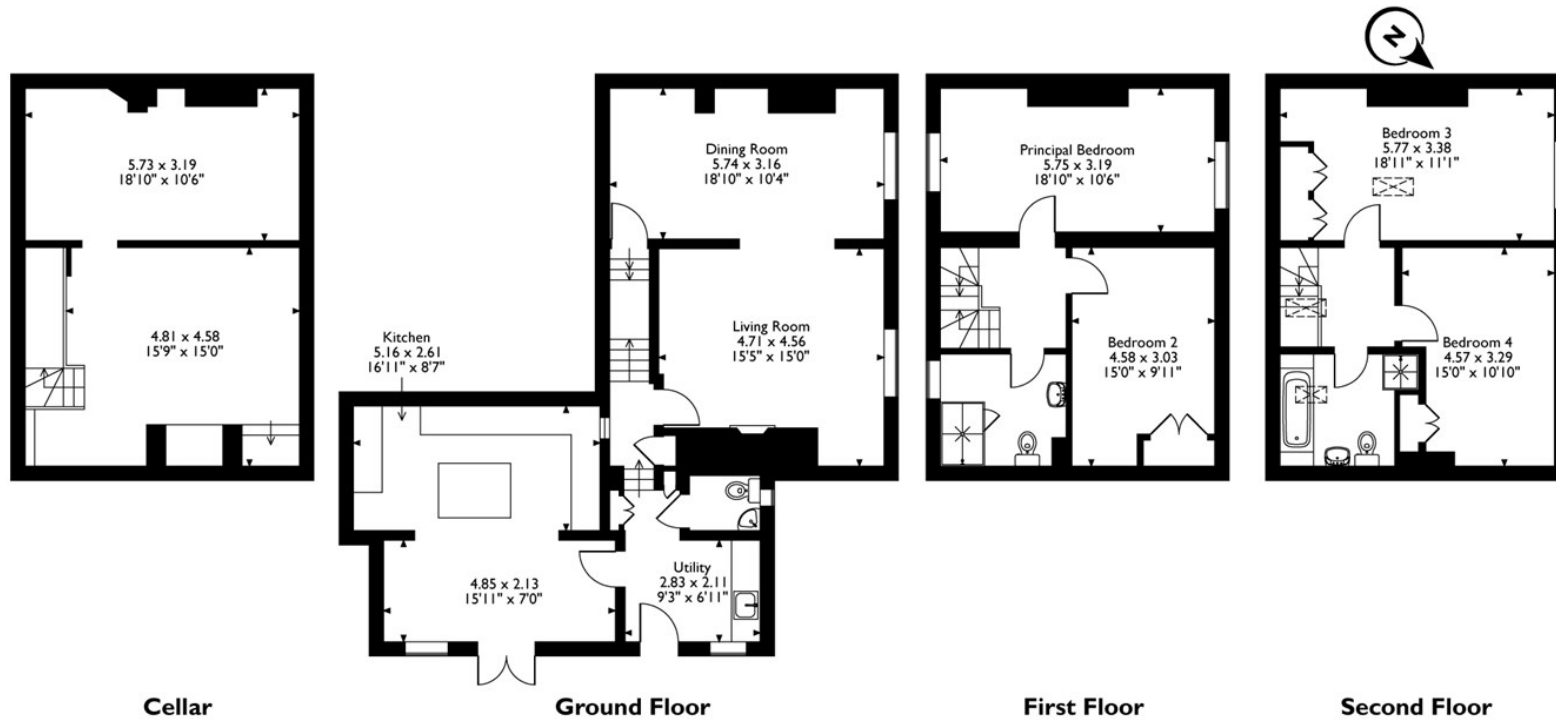
**GARDEN**

Patio entertainment area to the front of the property. Mainly laid to lawn with flower and shrub borders, area laid to gravel, bounded by brick walling to one side.

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

Parkside, Llanidloes Road, Newtown



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**Local Authority:** Powys County Council

**Council Tax Band:** E

**EPC Rating:** D

**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:

From Welshpool, head to Newtown on the A483, continue through Newtown, passing through the traffic lights by McDonalds and passing the former St Davids Church, proceed up New Road to the next traffic lights by Lidl Supermarket and continue straight over. The property can be found on the left hand side after the fire station.

### 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



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.