



Roger  
Parry  
& Partners

Brynteg New Mills, Newtown, SY16 3NQ





**Brynteg New Mills, Newtown, SY16 3NQ  
Offers In The Region Of £215,000**

This spacious three bedroom cottage has been renovated and improved and now offers two reception rooms, refitted kitchen, utility room, en suite to principal bedroom and a family bathroom. The enclosed rear garden has a shed and there is a large storage shed. **NO ONWARD CHAIN.**



**DIRECTIONS**

From Welshpool proceed on the A483 towards Newtown turning right sign posted Berriew (B4390) and continue through the villages of Berriew, Manafon and New Mills. Continue through the village of Tregynon to New Mills and take the left hand turn signposted Llanfair Caereinion B4389 and the property is second on the left hand side as indicated by our For Sale board.

**ENTRANCE**

Composite front door to:

**ENTRANCE HALLWAY**

Tiled floor, staircase to the first floor and doors to the dining room and:

**SITTING ROOM**

12'2" x 11'11"

Feature fireplace with wooden mantle and inset log burner, wood effect flooring, exposed beam, radiator, uPVC double glazed window to the front aspect and opening to:

**KITCHEN**

15'9" x 6'6"

Fitted with a modern range of base cupboards and drawers with work surfaces over, matching eye level cupboards, one and a half bowl sink with mixer tap under a uPVC double glazed window overlooking the rear garden, part tiled walls, integrated cooker and hob with extractor hood over, integrated fridge freezer, wood effect flooring, under stairs storage cupboard, composite door to rear and door to:

**UTILITY ROOM**

8'9" x 6'6"

Fitted with a base cupboard with work surface over, tall storage cupboard, radiator, integrated dishwasher, oil fired boiler, plumbing and space for washing machine, wood effect flooring, uPVC double glazed window to the rear aspect and door to:

**DINING ROOM**

11'11" x 8'9"

Radiator, wooden flooring, exposed beam and uPVC double glazed window to the front aspect.

**FIRST FLOOR LANDING**

uPVC double glazed window overlooking the rear garden and radiator.

**PRINCIPAL BEDROOM**

12'0" x 11'5"

Two double built in wardrobes, uPVC double glazed window to the front aspect and a door to

**EN SUITE SHOWER ROOM**

With pedestal wash hand basin low level W.C shower cubicle and part tiled walls.

**BEDROOM TWO**

9'9" x 9'1"

Large built in wardrobe, radiator and a uPVC double glazed window to the rear aspect.

**BEDROOM THREE**

10'2" x 6'11"

Radiator, a hatch to loft, large built in wardrobe and a uPVC double glazed window overlooking the rear garden towards countryside.

**BATHROOM**

Modern suite comprising of a rolltop bath, low level W.C, pedestal wash hand basin, radiator, part tiled walls, picture rail and a uPVC double glazed window to the rear aspect.

**OUTSIDE**

Front is laid to lawn with raised flower and shrub beds past the front door and bounded by picket fencing. The side is laid to lawn with flower and shrub beds. The rear garden is laid to lawn with flower and shrub borders, a patio area, a shed, steps and path to a upper level of lawn and access to a large shed and gated access to the side.

**General Notes****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric and water are connected. We would recommend this is verified during pre-contract enquiries.

Broadband Download Speed: Basic 8 Mbps & Ultrafast 1000 Mbps. Mobile Service: Poor.

FLOOD RISK: Very Low.

**COUNCIL TAX BANDING**

We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

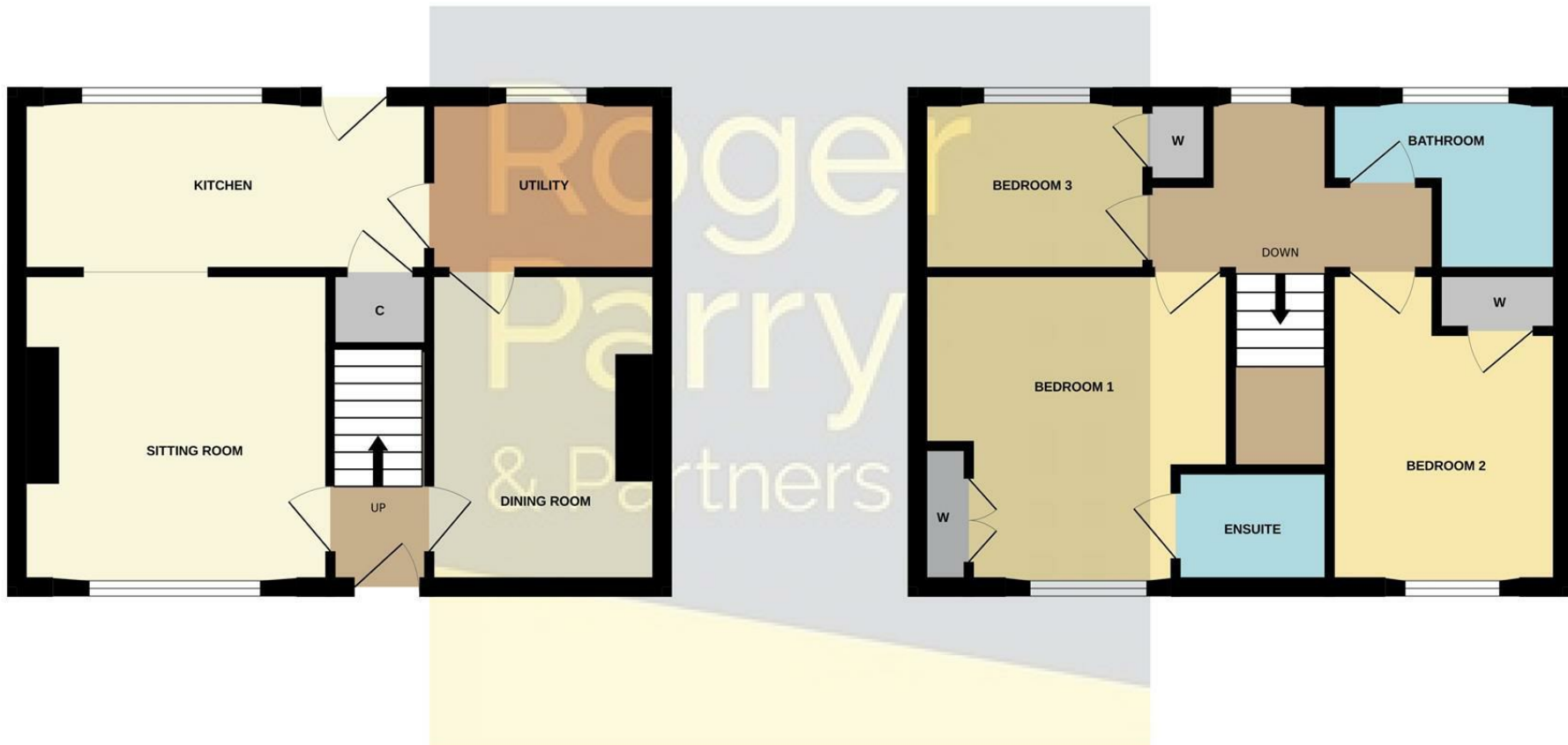
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.



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

GROUND FLOOR

1ST FLOOR



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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**General Services:** Mains electric and water. Private

shared drainage and oil central heating

**Local Authority:** Powys Council

**Council Tax Band:** D

**EPC Rating:** F

**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.

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### 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

1 Berriew Street, Welshpool, Powys, SY21 7SQ



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.