







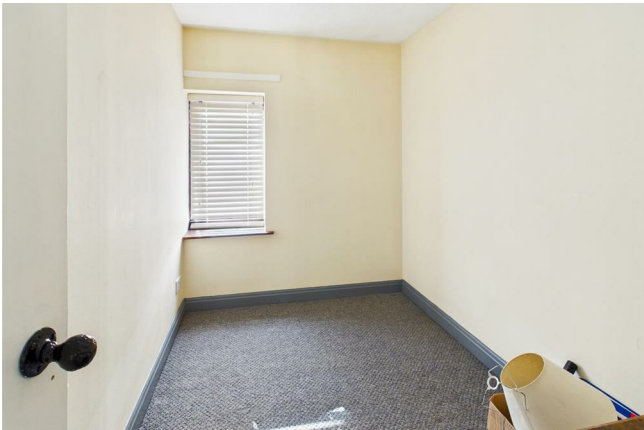
26 Glandwr, Newtown, SY16 1RE  
£180,000

This three bedroom semi-detached house benefits from a Conservatory and enjoys lovely open views to the rear. Conveniently located within walking distance of the estate shop and bus service into town and also the attractive riverside walk into the town centre.

The house provides well laid out accommodation on two floors comprising Kitchen, WC, Lounge, Conservatory, three Bedrooms and a Bathroom.

The well stocked rear garden has two covered seating areas and leads down to a decking area making the most of the lovely views. Useful lean to storage shed.





**ENTRANCE**

Composite front door to:

**KITCHEN/BREAKFAST ROOM**

11'10" x 12'9" (3.61 x 3.91)

The kitchen is fitted with a range of base cupboards and drawers topped with wood-effect work surfaces, complemented by matching eye-level cupboards and a glass-fronted display cabinet. A one-and-a-half bowl stainless steel sink with mixer tap is positioned beneath a uPVC double-glazed window including tailor made blinds, overlooking the front aspect. Additional features include exposed brickwork, a tiled floor, and space for a range-style cooker with an extractor hood above. There is plumbing and space for a washing machine, as well as room for a tall fridge freezer. The gas central heating boiler is also housed here. A staircase leads to the first floor.

**W.C.**

0'0", 288'8" x 4'7" (0.88 x 1.41)

With WC and tiled floor.

**LIVING ROOM**

15'3" x 12'10" (4.67 x 3.92)

Dual aspect with uPVC double glazed window and tailor made blinds, to the side and French doors to the conservatory, with log burner, ladder style radiator, built-in under-stairs cupboard and oak flooring.

**CONSERVATORY**

9'11" x 9'6" (3.04 x 2.91)

Of wood and glazed construction with brick and tiled floor and uPVC double glazed French doors to rear garden and a door to the side, built in seating and storage. .

**FIRST FLOOR****LANDING**

8'4" x 3'2" (2.56 x 0.98)

With built-in cupboard and hatch to loft.

**BEDROOM ONE**

8'8" x 12'10" (2.66 x 3.92)

Radiator and uPVC double glazed window to rear with open views.

**BEDROOM TWO**

12'1" x 6'4" (3.69 x 1.95)

Radiator and uPVC double glazed window with tailor made blinds to front.

**BEDROOM THREE**

9'6" x 6'2" (2.92 x 1.88)

Radiator and uPVC double glazed window with tailor made blinds to front.

**BATHROOM**

6'0" x 6'5" (1.83 x 1.97)

The bathroom features a white suite comprising a 'P'-shaped bath with mixer tap and a separate Triton electric shower. There is a vanity wash hand basin with mixer tap and storage cupboards beneath, along with a WC. The walls are partially tiled, and the room includes a heated towel rail, a tiled floor, and a uPVC double-glazed window to the side with tailor made blinds. .

**OUTSIDE****FRONT**

Front paved area with flower and shrub beds.

**REAR**

Side store with doors to front and back. The attractive rear garden is laid to lawn with well stocked flower and shrub borders, raised pond, two covered seating areas and pathway leading to lower decked seating area with raised strawberry and vegetable beds and greenhouse - enjoying fabulous views over open green space.

**OFF ROAD PARKING**

Driveway parking for 2 cars.

**GENERAL NOTES****TENURE**

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

**SERVICES**

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

**BROADBAND:** Download Speed: Standard 6 Mbps & Ultrafast 1800 Mbps. Mobile Service: Limited

**FLOOD RISK:** Flooding from rivers: Very Low Risk. Flooding from the sea: Very Low Risk.

Flooding from surface water and small watercourses: Very Low Risk.

**COUNCIL TAX BANDING**

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

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

**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.

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





## General Services:

**Local Authority:** Powys County Council

**Council Tax Band:** C

**EPC Rating:** C

**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:

Leave Newtown along Llanidloes Road, turning right into Heol Vaynor after the Flying Shuttle Inn. Follow the road to the roundabout, passing the Shop and the Bus Stop. Turn left into Glandwr and the property will be found a short distance on your right hand side.

## 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  
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& 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 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.