


Roger Parry & Partners

# Plot 5, The Paddocks, Adfa ,Newtown, SY163DW





# Plot 5, The Paddocks Treganol, Adfa, Newtown, SY16 3DW
# Asking Price £295,000

Open Day on Saturday 28th November, 10am to 2pm. Viewings strictly by appointment only.
The Paddocks is an exclusive development of just five detached homes, set on the edge of open countryside in the heart of Mid-Wales—ideal for those looking to escape the hustle and bustle of town and city living and enjoy a more relaxed rural lifestyle. These three and four-bedroom homes are thoughtfully designed to be practical and affordable, while offering all the benefits expected from a modern new build. Each property includes a garage, driveway parking, and a high-quality specification throughout. Built with energy efficiency in mind, the homes feature industry-leading insulation, low-carbon heating, solar panels, and EV charging points, helping to reduce running costs. Despite its rural setting, the development remains conveniently located, with Newtown just 10 miles away and Welshpool approximately 13 miles away, both offering a range of supermarkets, shops, and local amenities.

A spacious bungalow which can accommodate both growing families and those who require assisted living. The Oak is one of Primesaves most versatile properties, packing so much living space into a single floor.

The lounge is the centrepiece of the Oak, an open, spacious area which is perfect for sitting back, relaxing, and taking in the ambience of your rear garden, which you'll be able to see and have access to via the double patio doors. So, if the weather outside is just too nice to miss, you can open your doors and let in the gentle breeze. Open spaces are a key feature of the Oak, with the well-sized kitchen / dining room giving ample space for keen cooks.

Bedroom 1 offers complete ease of access, including an ensuite shower room with a toilet and shower. Bedroom 1 also comes with fitted wardrobes, with additional wardrobe space included in bedroom 2. A family bathroom completes the home.

Off-plan buyers will have the privilege of customising their home to their liking, being given the power to personalise their kitchens and worktops. Please note: All personal choices are subject to the build stage.

**KEY FEATURES**
Three bedrooms, bathroom, shower room, spacious living room, choice of fitted kitchen, fitted wardrobes, garage, 10-year New Build Structural Warranty, 2-year Primesave Warranty

**KEY INFORMATION**
• Predicted EPC rating: Band B
• Predicted council tax band E
• Tenure: Freehold
• Management fee: An annual management charge will be payable to the resident's management company to cover the maintenance cost of common areas not adopted by the local Community Council, County Council or manis service providers
• Mains services connected: Water, drainage, electricity. Full fibre high speed broadband.
• Anticipated completion date: TBC
• The images are artist's impressions or show completed properties of the same type on previous developments. NOTE: Elevation colours, such as brick work and window frames will vary and some images may show alterations or extras arranged at additional cost.

**Help to Buy – Wales Available**
Help to Buy – Wales Available
This plot is available through the Help to Buy – Wales scheme, which we have been advised offers eligible buyers a Welsh Government equity loan of up to 20% of the purchase price, with a minimum 5% deposit. Buyers are advised to carry out their own research, check their eligibility and seek independent financial advice. The scheme is subject to eligibility, terms and conditions.







**General Services:**

**Local Authority:** Powys

**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: wording.unwind.lilac

## Viewing arrangements

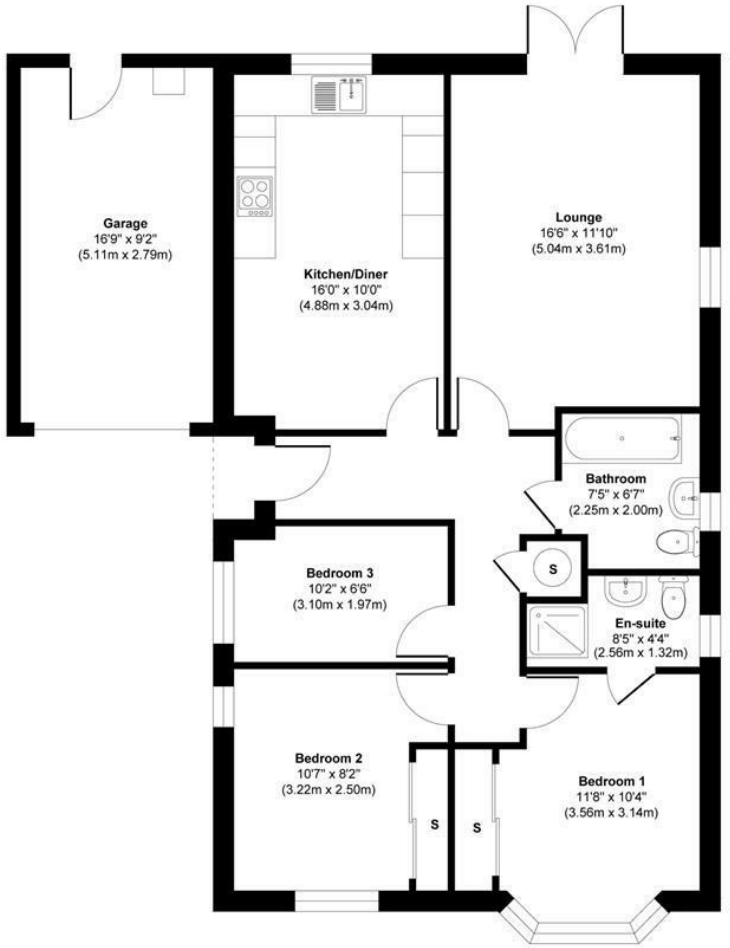
Viewing of the property is strictly by appointment only through:
Roger Parry & Partners LLP

Please contact our Welshpool Office:
1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499

Roger Parry & Partners

Oak - Primesave Properties Limited




Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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 t o 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 s hould 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 b een 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.