Roger Parry & Partners

6 Dinam Terrace, Canal Road, Newtown, SY16 2JX

6 Dinam Terrace, Canal Road, Newtown, SY16 2JX

£165.000

A spacious 3 bedroom end terrace house with large tiered rear garden, sitting room, kitchen/dining room, shower room and en suite cloakroom. Conveniently located within walking distance of the town centre and other local amenities such as Northside Community Centre, Penygloddfa Primary School and the Hospital.

home

ENTRANCE
Wood and glazed front door to:

ENTRANCE HALL
Steep staircase to the first floor and door to:

LIVING ROOM
With a uPVC double glazed bay window to the front aspect with distant views towards countryside, gas fire with marble effect hearth, radiator, picture rail and door to:

KITCHEN/DINING ROOM
Fitted with a range of oak fronted base cupboards and drawers with work surfaces over, matching eye level cupboards, end display shelving, space for cooker and under counter fridge, one and a half bowl sink with mixer tap under a uPVC double glazed window to the rear aspect, part tiled walls, 2 radiators, built in storage cupboard and walk in pantry. Door to:

REAR PORCH
Wall mounted Worcester gas central heating boiler and door to:

SHOWER ROOM
Suite comprising low level W.C., pedestal wash hand basin with mixer tap, corner shower cubicle, radiator and uPVC double glazed window to the side.

FIRST FLOOR

LANDING
Hatch to loft and uPVC double glazed window to the side.

BEDROOM 1
Picture rail and uPVC double glazed window to the front with views towards countryside. Door to:

CLOAKROOM
With low level W.C. and wall mounted wash hand basin with tiled splash back and uPVC double glazed window to the side.

BEDROOM 2
Picture rail and uPVC double glazed window overlooking the rear gardens.

BEDROOM 3
Picture rail and uPVC double glazed window overlooking the rear gardens.

OUTSIDE

FRONT
Steps up from roadside parking to shared pathway leading to front garden which is paved with flowers and shrubs and a seating area, shared pathway to spacious rear garden.

REAR
Gate leads to a enclosed patio area with a covered seating area, outside tap and a useful storage shed (Formerly a W.C.)
Steps and a gate lead to the rear garden which is well kept and laid over several levels with a number of patio areas and flowers and shrubs. Views over the house towards countryside beyond.

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, drainage and water are connected. Gas boiler with radiators to the ground floor. We understand the Broadband Download Speed is: Standard 15 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.
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 AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.
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.

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

Local Authority: Powys County Council
Council Tax Band: C
EPC Rating: D
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:

Approaching from Pool Road, at the McDonalds junction turn right and travel a short distance with Canal Road being 2nd on the right. Travel for a couple of hundred yards where Dinam Terrace is on the left. The property can be identified by our For Sale board.

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 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.