



## 00 Maesderw, Newtown, SY16 4BD Offers in excess of £240,000

\*\* A GREAT OPPORTUNITY TO PURCHASE IN AN IDYLLIC LOCATION \*\*

A modern detached bungalow which is positioned on a corner plot with outstanding views around! Located in the pretty village of Sarn which is in Powys, Wales and within reach of the town of Newton just 6.5 miles away. With a regular bus service, churches, village hall and public house this home will appeal to many and for those who enjoy the country life, this is perfect.

This home which boasts a corner plot and plenty of space along with solar panels briefly consist: Entrance hall, doors leading to the formal lounge with doors leading to the garden, a kitchen diner which is fitted out with modern base and wall units, preparation surfaces, Three generous sized bedrooms (two with fitted wardrobes), the master with en-suite shower room and main bathroom.

The enclosed garden to the rear which has a fence to perimeter hosts open aspect views and gravelled area with flag patio.

The garage and driveway provide ample off road parking



## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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