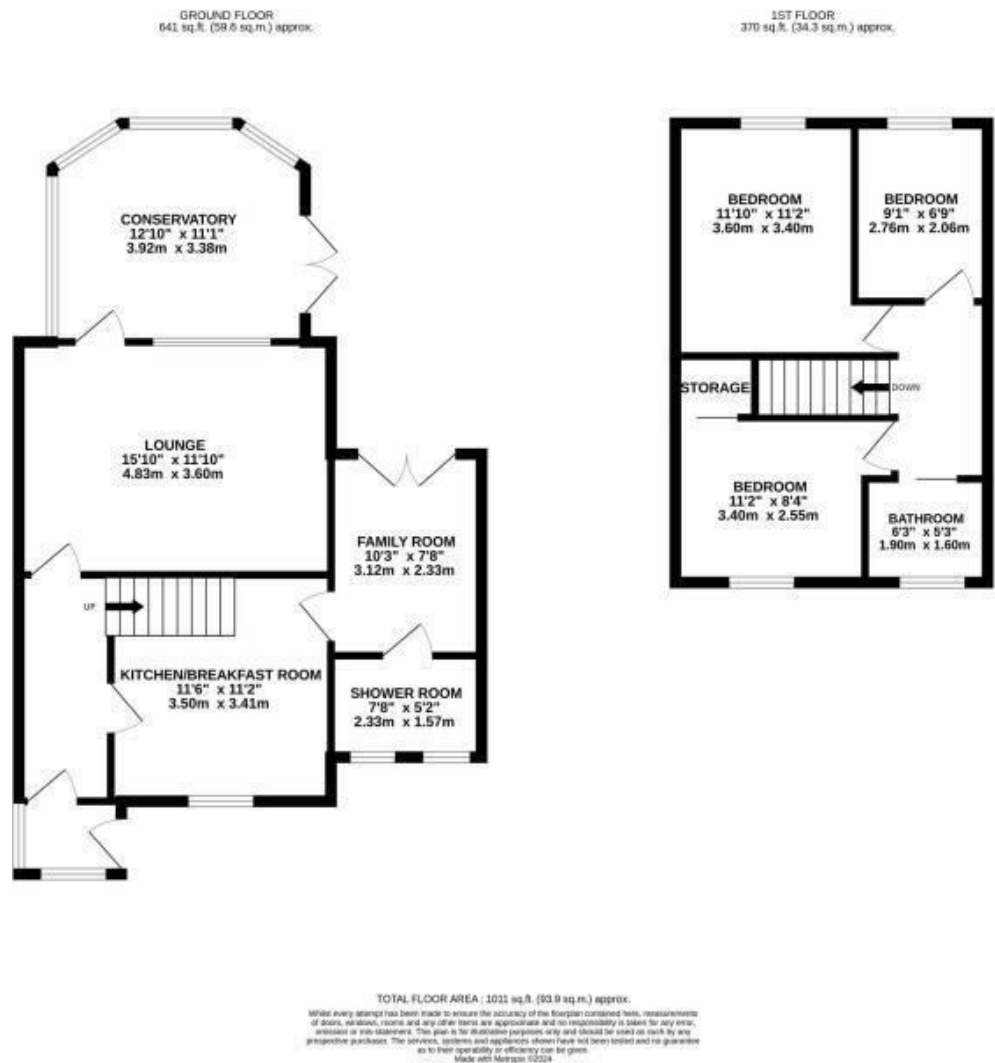


FOR SALE

Crud Yr Awel Bryn Lane, Newtown, SY16 3LZ

Halls 1845



FOR SALE

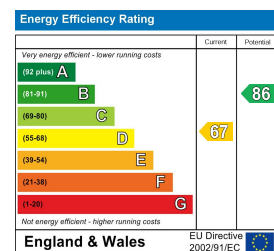
Offers Invited £240,000

Crud Yr Awel Bryn Lane, Newtown, SY16 3LZ

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

**Energy Performance Rating**



**\*\* NEW PRICE \*\* MOTIVATED SELLER \*\*** Three bedroom detached family house that has been extended and has views to the rear over Newtown and farmland beyond. The accommodation comprises entrance porch, entrance hall, refitted kitchen with playroom/guest bedroom off, utility/shower room, lounge, conservatory, landing, three bedrooms and refitted bathroom. The property has double glazing, gas fired heating, off road parking, and south facing rear garden with lovely views.



01938 555552

**Welshpool Sales**  
14 Broad Street, Welshpool, Powys, SY21 7SD  
E: welshpool@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



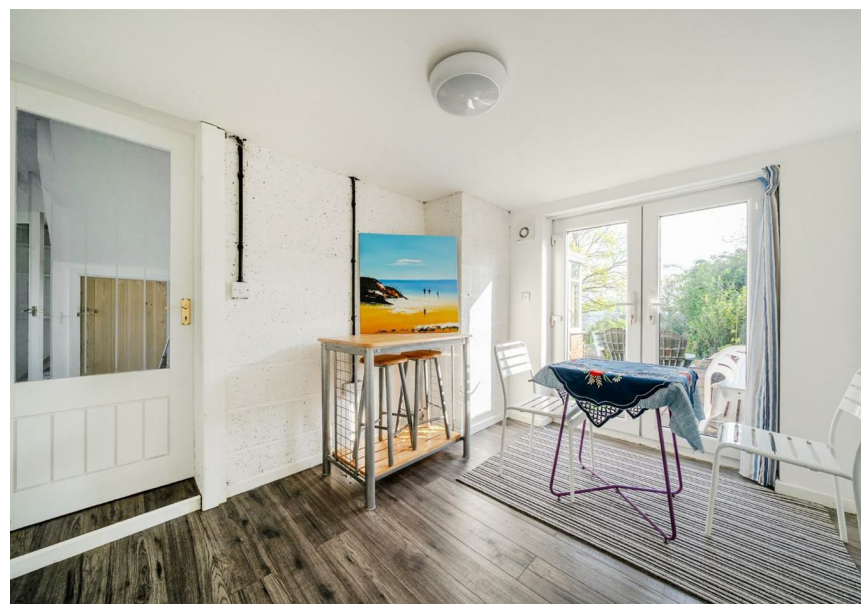
3 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Detached Property in a Popular Location
- Re-fitted Kitchen and Bathrooms
- Three Bedrooms with Potential Fourth Bedroom/Playroom
- Countryside Views from the Rear Elevation

Frosted double glazed entrance door leading to

**Entrance Porch**

Double glazed windows to two elevations, panelled glazed door leading into

**Entrance Hall**

Radiator, stairs off, wood laminate floor covering, doors to Kitchen and Lounge.

**Kitchen**

max measurements 11'7 x 11'2

Being L shaped, re-fitted with a modern range of wall and base units with laminate work surfaces, one and a half sink drainer unit, mixer tap, electric hob and oven, extractor canopy, double glazed window to the front elevation, under stairs storage cupboard, radiator, wood laminate floor covering, closed door to Family Room.

**Family Room**

10'1 x 8'1

Double glazed French doors leading to the rear, wood laminate floor covering, extractor fan.

**Shower Room/Utility**

With walk in corner electric shower, low level W.C., wall mounted wash hand basin, stainless steel sink, plumbing and space for washing machine, tiled walls, extractor fan, wall mounted electric heater.

**Lounge**

15'9 x 11'8

Fireplace with tiled surround, wood laminate floor covering, television point, double glazed window, double glazed door providing access to the Conservatory.

**Conservatory**

14'3 x 11'8

Double glazed windows to three elevations with open aspect over the surrounding farmland and over Newtown, double glazed French doors to the side elevation, radiator.

**Landing**

Double glazed window to the side elevation.

**Bedroom One**

11'9 x 9'3

Double glazed window to the rear elevation with countryside views, radiator, storage cupboard.

**Bedroom Two**

9'7 x 8'4

Double glazed window to the front elevation, radiator, airing cupboard, loft access.

**Bedroom Three**

8'8 x 6'8

Double glazed window to the rear elevation with countryside views, radiator.

**Bathroom**

Re-fitted bathroom comprising bath with central mixer tap, electric shower over and screen, wash hand basin set on vanity unit, low level W.C., tiled walls and floor, heated chrome towel rail, double glazed window to the front elevation.

**Externally**

To the front the property has a gravelled area, off road parking and courtesy light.

To the rear there is a paved patio area, lawn, decked seating area, courtesy light, gate to the side of the property with open aspect over Newtown and farmland.

**Services**

Mains electricity, water and gas central heating are connected at the property. None of these services have been tested by Halls.

**Local Authority/Tax Band**

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001  
The property is in band 'E'

**Viewings**

Strictly by appointment only with the selling agents:  
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.  
Tel No: 01938 555552.  
Email: welshpool@halls.gb.com

**Directions**

Postcode for the property is SY16 3LZ

What3Words Reference is bracelet.newsstand.exam

**Anti Money Laundering Checks**

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

**Websites**

Please note all of our properties can be viewed on the following websites:

- www.halls.gb.com
- www.rightmove.co.uk
- www.onthemarket.com