

Roger Parry & Partners

# Plot 1, The Paddocks Adfa, Newtown, SY16 3DW





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£375,000

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 Holly is one of Primesaves latest property designs with a focus on single floor accessibility and ease of maintenance.

The lounge is the centrepiece of the Holly, 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. The traditional layout continues with a comprehensive fitted kitchen including; built in double oven, microwave, hob, cooker hood, fridge / freezer and dishwasher giving ample space for keen cooks. Complemented by the adjacent dining room

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

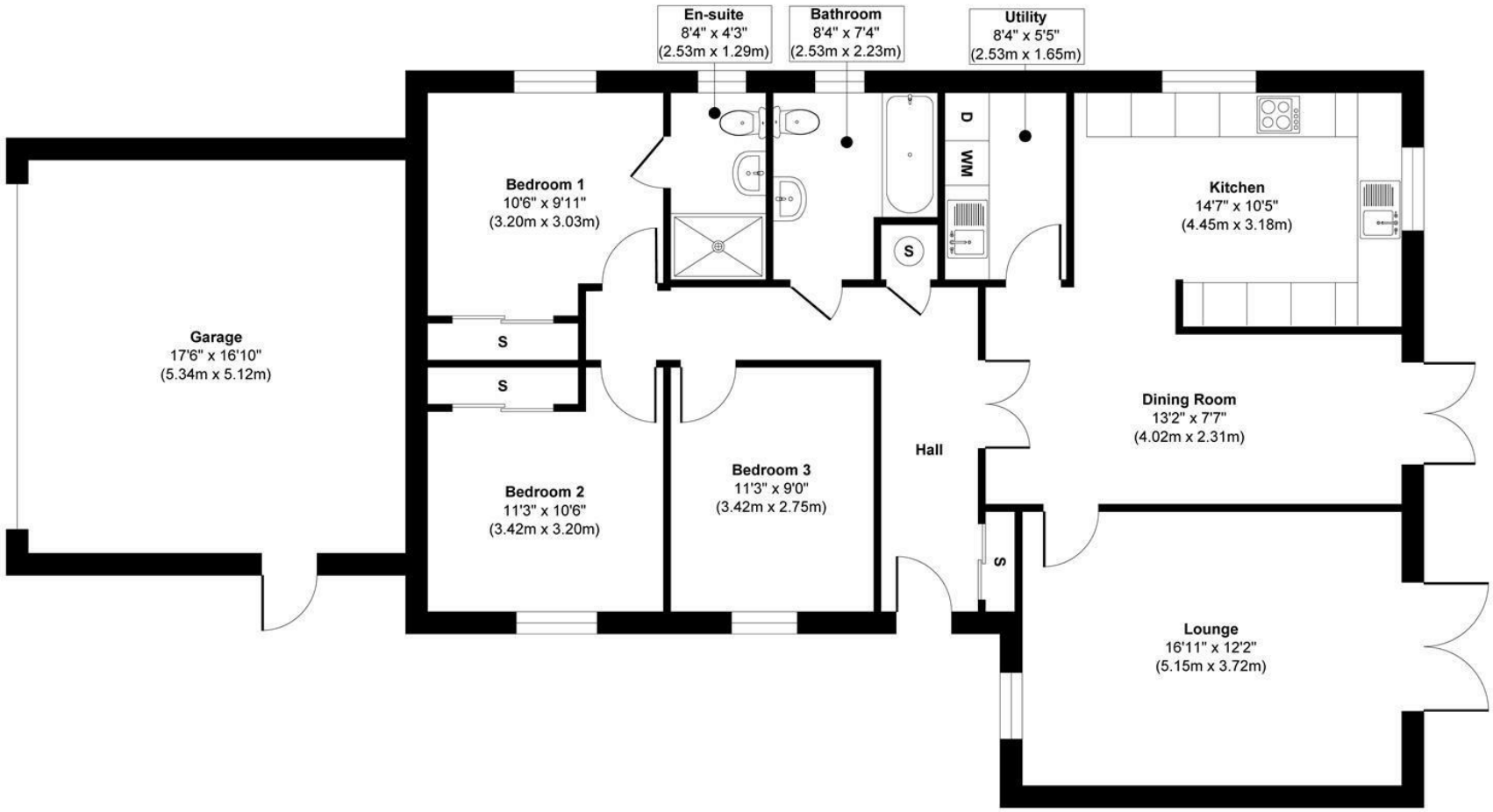
Off-plan buyers will have the privilege of customising their home to their liking, being given the power to personalise their kitchens and worktops subject to the build stage.

**Key Features**
Key Features: Entrance hall. Lounge with patio doors. Choice of fitted kitchen (subject to build stage). Dining room. Utility room. Bathroom. Bedroom 1 with en-suite shower room. Two further bedrooms. Double garage. Low carbon heating system. Solar panels. EV charging point. Fire suppression system. Industry leading floor, wall and loft insulation.

**Please note:**
Any images showing an artist's impression may differ in external brick and window frame colours as these vary due to local planning requirements. Photographs show a completed property of the same type on another development. Some paid for optional extras may be seen, please ask if you want anything clarifying.
Predicted EPC rating: B
Anticipated completion date: Please enquire
Anticipated council tax band: E (To be confirmed by Powys County Council after first occupation)
Postal Address: To be allocated later

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

## Primesave - Plot 1 The Paddocks




**Floor Plan**

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

**General Services:**

**Local Authority:** Powys
**Council Tax Band:** New Build
**EPC Rating:**
**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:**

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

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.