

Roger Parry & Partners

Plot 4 The Paddocks Treganol, Adfa, Newtown, SY16 3DW





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£250,000

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.











Open-plan living is very popular among house buyers, and if you're part of the masses craving that lifestyle, look no further than the Larch.

Description
Jumping out at you immediately will be the ground floor layout, combining the lounge, dining room and kitchen in an open-plan setting which stretches throughout the house. Better yet, the room also features rear-facing patio doors and front bay window, bringing in an abundance of natural light and access to your garden. The Larch truly offers a fantastic social setting for you to invite people over and make the most of the summer months.

The open plan setting allows for other essential rooms to be included downstairs, including a small cloakroom, utility room and storage space which can be found beneath the staircase.

Always remember, if open plan space isn't your preference, we can always create a more traditional separate room layout.

Heading up to the first floor, you'll find three well-sized bedrooms. Two of the bedrooms include built-in wardrobes, whilst the main bedroom comes with an ensuite shower room. Down the landing, you'll find the spacious family bathroom.

All Primesave homes are traditionally built by skilled local tradespeople incorporating the latest high-performance insulation in the floors, walls, windows and roof spaces. Low carbon central heating is installed with an air source heating pump, and EV charging point and solar panels are added as standard. For safety, there are mains power heat and smoke alarms together with a fire suppression sprinkler system.

This property is designed with flexibility to help your family thrive, with all the space and amenities you require.

Key Information
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• 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
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.

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

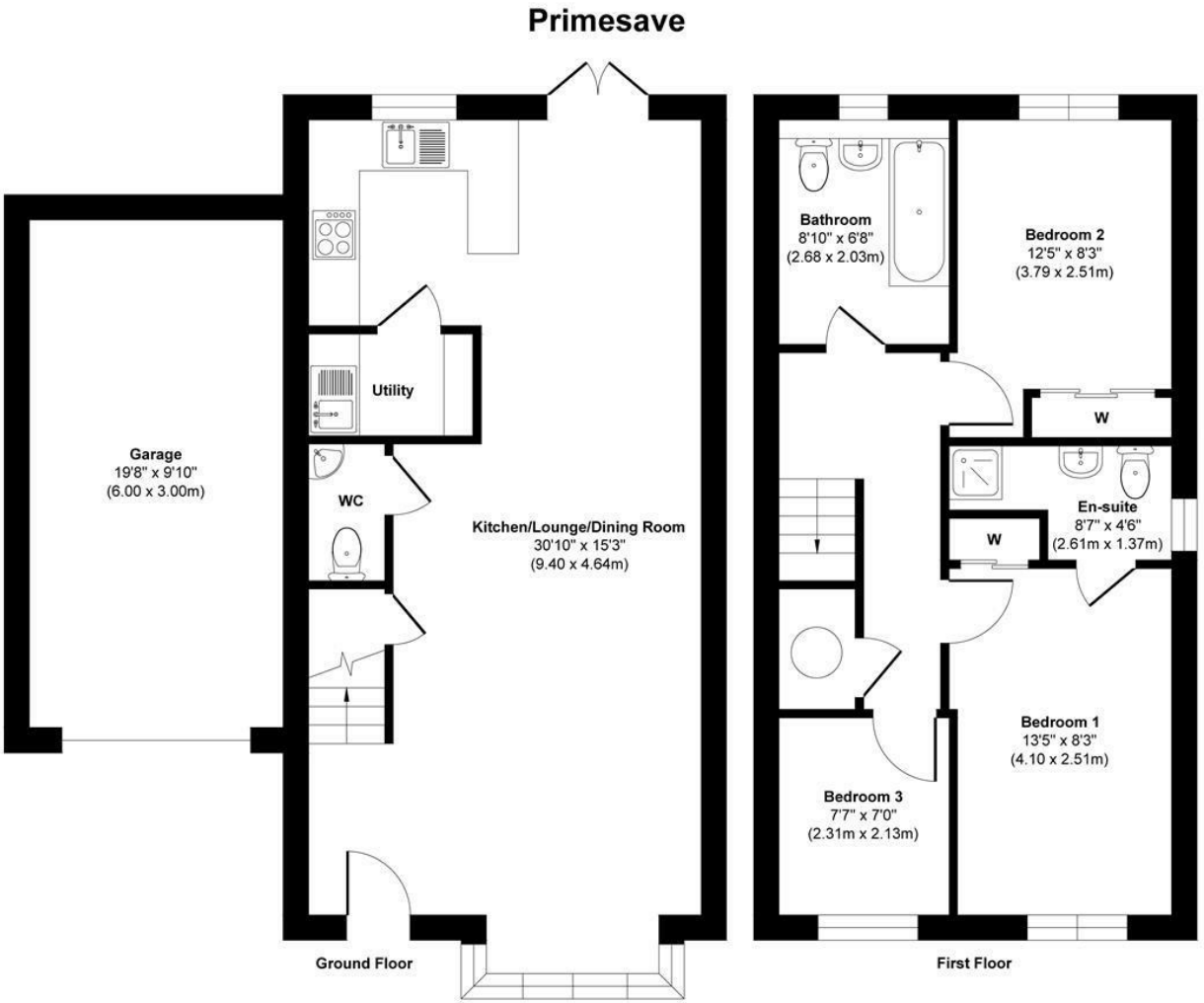


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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.