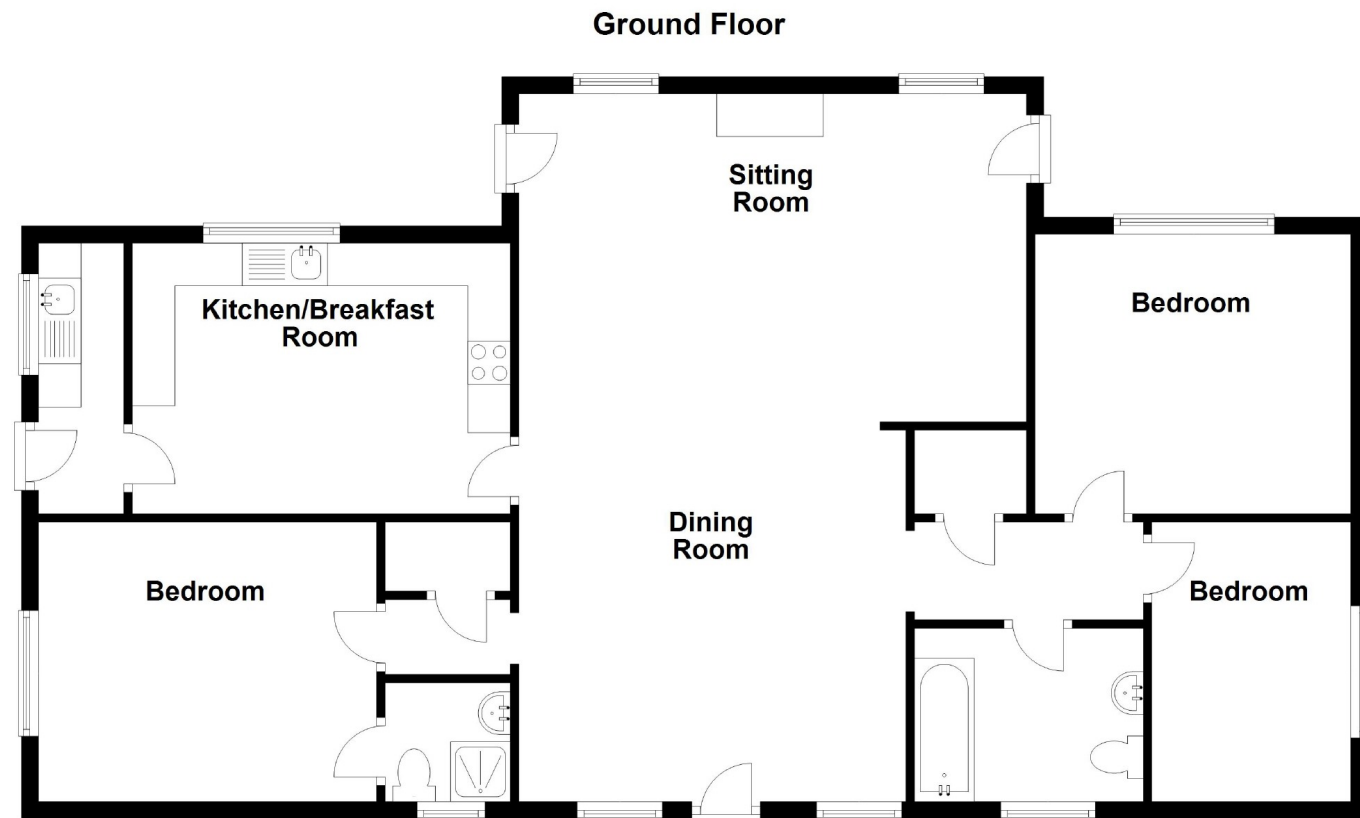


Trefgarn, Plas Hafren, Newtown, Powys, SY16 2BN



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



FOR SALE

Offers in the region of £240,000

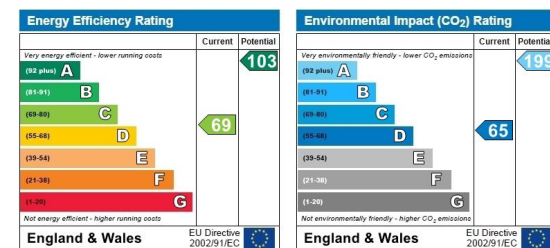
Trefgarn, Plas Hafren,
Newtown, Powys, SY16 2BN

Three bedroom detached bungalow situated on an executive development in an elevated setting with spectacular views over Newtown. The property is situated on a sloped, low maintenance plot with evergreen and heather planting. Master bedroom with en suite wet room, off road parking, split level open plan lounge/dining room. Walking distance to local park, shops and local amenities. Gas fired central heating. No onward chain.

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 Ratings



01938 555 552

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



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1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- NO ONWARD CHAIN
- Gas fired central heating
- Boiler serviced in 2018
- Stunning views
- Allocated parking for 2 vehicles
- Close to local amenities

Accommodation is as follows:

Frosted double glazed entrance door leading into

Utility Room

3.15m x 1.42m (10'4 x 4'8)

Double glazed window to the side elevation, stainless steel sink drainer unit, base units, laminate roll top work surfaces, plumbing and space for washing machine, wall mounted gas boiler, heating timer controls, central heating radiator, tiled floor, frosted panelled glazed door leading into

Kitchen/Breakfast Room

4.37m x 3.15m (14'4 x 10'4)

Range of wall and base units, laminate roll top work surfaces, 1 ½ bowl sink drainer unit, electric hob and double oven, integrated fridge, tiled floor, recessed spot lights, central heating radiator, television point, double glazed window to the front elevation with far reaching views along the valley, tiled splash backs, under unit lighting, telephone point, textured ceiling, frosted panel glazed door leading through to Split Level Lounge/Dining Room

Galleried Dining Area

4.45m x 4.19m (14'7 x 13'9)

2 double glazed windows, frosted double glazed access door, central heating radiator, coved and textured ceiling, airing cupboard, large cloaks cupboard. Steps down to

Lounge Area

5.92m x 3.81m (19'5 x 12'6)

2 large picture windows to the front elevation to maximise the views along the valley, 2 double glazed side access doors to either side, electric fire with tiled hearth and backing with timber surround. 2 central heating radiators, telephone point, television point, 2 wall light points

Bedroom 1

4.42m x 3.18m (14'6 x 10'5)

Double glazed window to the side elevation. Central heating radiator. Range of built in wardrobes, bedside tables, display shelving, storage lockers and dressing table. Textured ceiling, television point

En-Suite Wet Room

Having low level WC, pedestal wash hand basin, shower, frosted double glazed window, shaver light, heated chrome towel rail, extractor fan, textured ceiling

Bedroom 2

3.71m x 3.12m (12'2 x 10'3)

Double glazed window to the front elevation, central heating radiator, television point

Bedroom 3

3.18m x 2.62m (10'5 x 8'7)

Double glazed window to the side elevation, central heating radiator

Bathroom

Fitted with a white 3 piece suite comprising pedestal wash hand basin, bath, low level WC, frosted double glazed window, central heating radiator, shaver light. Lower half of the walls are tiled

Externally

The property is approached from the rear where there are 2 tarmac allocated parking spaces. There is a range low, evergreen planting with gravelled surround for ease of maintenance. Private clothes drying area. Steps down to entrance door, courtesy light, potting shed.

To the side of the property there is a paved seating area maximising the stunning views. The paved seating area is accessed from the lounge. Outside tap, steps down to sloped roadside pedestrian access, again planted with low maintenance heathers and evergreens

Services

Electricity, water, gas and drainage are connected. None of these services have been tested by Halls

Local Authority/Council Tax Band

Powys County Council, Neuadd Maldwyn, Severn Street, Welshpool, Powys, SY21 7AS Telephone (01938) 552828

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@hallsgb.com

Directions

From Welshpool take the A483 to Newtown. From Newtown Town Centre proceed over Longbridge turning left at the roundabout. Proceed along Milford Road and after passing Brynwood Drive on the right take the next turning right into Plas Hafren. Follow the road around to the left and up the bank and the property is the third bungalow along the top on the right hand side identified by a Halls For Sale Board

Money Laundering

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017). Appropriate examples: Passport and/or Photographic Driving Licence and a recent Utility Bill.

Website

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www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com